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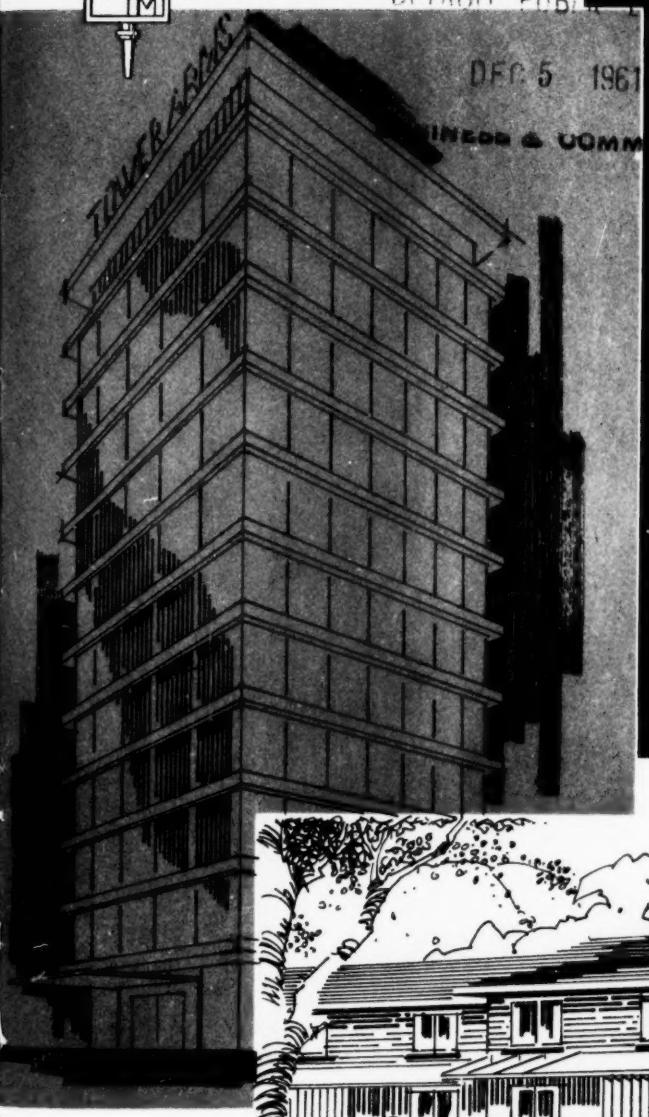

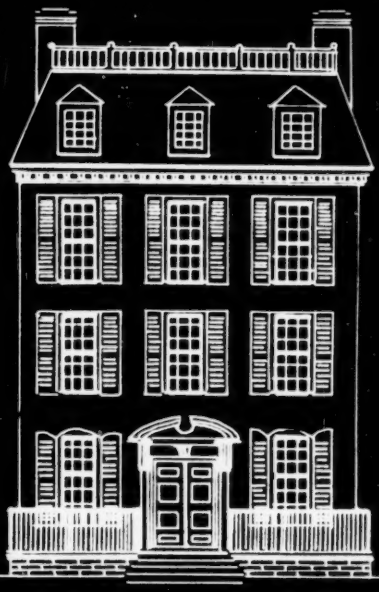

APARTMENT BUILDING EXPERIENCE EXCHANGE

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Apartment Building Experience Exchange of Rental Income and Operating Expense Data

Based Upon Data of 1960 Operations

Prepared by the
Experience Exchange Committee
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1960 APARTMENT BUILDING EXPERIENCE EXCHANGE OF RENTAL INCOME AND OPERATING EXPENSE DATA

Operating results of a cross-section of apartment buildings in the United States and Canada are summarized in this report. For the seventh consecutive year members of the Institute of Real Estate Management, through systematic reporting of rental income and operating expenses, have provided basic data on residential structures which they manage and for which they maintain accurate and detailed accounting records. The Experience Exchange Committee is appreciative of the time and care IREM members have invested in the preparation of their reports. Some members have taken part in the survey from its inception; others have joined the reporting group for the first time this year. All have contributed information which, when published in summary and comparative tables, is highly valuable as a professional tool. The current report is based on 524 apartment buildings, experience records for which have been submitted by 168 management firms. As in previous reports, buildings have been separated into four major categories: (a) elevators; (b) walk-ups under twenty-five units; (c) walk-ups of twenty-five or more units; and (d) garden-type projects.

Each category has, in addition, been classified as to age and city in which the building is located. Special tables have been developed on cooperative apartments and on buildings financed through FHA-insured mortgages.

COLLECTION AND COMPUTATION OF DATA

Operating information has been assembled on the basis of the uniform system of accounts for apartment buildings as recommended by the Institute. Records of buildings included in the survey but not kept on this basis have been reclassified to conform. The program of data processing, through which the report is compiled, takes into account the limited response to some questions, and an average is provided only for those buildings reporting the item. Each individual item of expense and each cost per room is individually calculated by dividing the total cost of all buildings reporting that item by the number of rooms represented by the buildings concerned. Within each column of each table the number of reports used in arriving at the average is given in parentheses so that the significance of the average may be evaluated by the user.

USING THE REPORT

An important feature to be held in mind in using the report is that information is calculated by cost per room per annum. While "per room" as a yardstick may not be a perfect measure, it is the best available and the most prevalent in the industry today. In an effort to give it greater precision, a definition of "what is a room" has been adopted and is available on page 30. Users should consider this definition carefully in comparing the room experience of a building being considered to these averages.

While this report gives actual experience in many buildings, the figures are averages. They represent not a goal but a general measure. As the reader knows, each building differs from the other, with variations ranging from vital ones to minuscule.

In using the special tabular sheet on page 31, unusual features of the building should be borne in mind. By selecting a number of comparable types, that is, age of building, geographic location, number of apartment units, and type of structure, a working model can be created. To this, the operating experience of the building being studied can be compared. Or, in considering a proposed building, an estimate can easily be developed.

FUEL COST

A convenient guide for comparing fuel costs with the experience of others is available in the summary of average annual per room expenditure by city. The following table, separated by type of fuel, permits direct comparison if the building under study is located in a particular city category. If such a category is not available, a less precise but useful comparison can be made by selecting an area of relatively similar climatic conditions.

According to indexes of the Bureau of Labor Statistics, retail prices of coal and oil declined a bit during 1960, while those for gas rose somewhat. Fuel costs reported for buildings in the Apartment Building Experience Exchange reflect this broad market pattern.

While in 1959 the average expenditure per room per annum for oil was $22.90, it dropped to $21.16 in 1960. Where coal was the source of heat, costs of fuel declined from $23.52 per room in 1959 to $23.42 the following year. Conversely, in buildings utilizing gas, expenditures rose from an average of $14.92 in 1959 to $17.92 in 1960.

Comparison of Fuel Costs

City	Coal	Oil	Gas	Combination	All Types
Atlanta, Macon			(2) $21.93		(2) $21.93
Birmingham	(2) $14.77		(1) 17.48		(3) 15.95
Boston Area	(8) 26.82	(15) $20.85	(1) 39.63		(24) 24.50
Chicago, Indianapolis	(57) 26.79	(8) 40.31			(65) 27.83
Cleveland, Cincinnati, Pittsburgh, Dayton	(10) 19.31	(1) 61.18	(27) 17.03		(38) 25.63
Denver			(21) 27.29	(9) $30.63	(30) 28.75
Detroit Area	(2) 21.83	(1) 11.65			(3) 19.88
Hampton, Norfolk, Richmond, Newport News, Charleston	(6) 19.86				(6) 19.86
High Point, Charlotte, N. C., Arlington	(1) 13.46	(2) 15.70			(3) 15.40
Jacksonville, Miami		(7) 13.17			(7) 13.17
Los Angeles Area		(2) 5.60	(16) 6.49		(18) 5.89
Milwaukee, Minneapolis, St. Paul	(8) 17.91	(4) 24.05	(3) 12.31		(15) 17.78
New Jersey, New York, Philadelphia	(10) 23.10	(22) 19.18	(3) 34.69	(1) 25.55	(36) 28.43
Omaha	(1) 20.02		(9) 20.12		(10) 20.11
Portland, Seattle, Spokane, Vancouver	(2) 25.53	(19) 22.58	(1) 32.48		(22) 23.86
St. Louis, Des Moines, Dodge City, Kansas City	(12) 18.00	(1) 37.55	(15) 19.57	(3) 14.93	(31) 18.73
Salt Lake City			(1) 31.93		(1) 31.93
San Francisco			(15) 16.77		(15) 16.77
Washington, D. C., Baltimore	(15) 19.28	(16) 14.92			(31) 15.75
Toronto, Quebec, Montreal	(3) 28.49	(3) 23.60	(1) 41.15		(7) 25.90
TOTAL	(137) $23.42	(101) $21.16	(116) $17.92	(367) $23.70	(67) $18.70

VACANT APARTMENTS

The national vacancy rate for units in the Experience Exchange was relatively stable during 1960. Having moved from less than one per cent in 1958 to 2.8 and 2.9, respectively, in January and December of 1959, it changed its upward direction and became a sideways movement. As of January 1, 1960 it stood at 2.3 per cent and on December 31, 1960 at 2.8.

At the same time the turnover rate declined somewhat. New tenants during the year represented 35 per cent of occupancy in 1959 and 27 per cent in 1960.

While these general averages are useful, they tend to conceal variation by type of structure and wide differences from city to city.

The vacancy rate in elevator buildings was just over 2 per cent and the turnover rate about one in four. In garden-type structures vacancies were nearly 3 per cent and new tenants during the year represented 30 per cent of occupancy.

Walk-ups of under 25 units had a vacancy rate similar to that for garden-type developments and a turnover of 28 per cent. For larger walk-ups, those with over 25 units, vacancies were a little below 2 per cent and more than a fourth (27 per cent) of the tenants were new during the year.

Obviously the most valuable occupancy data would be those for particular types of buildings by age groups for specific cities. While the Experience Exchange does not yet include sufficient coverage for refined correlation or precise analysis, a few comparisons can be noted.

For elevator buildings in Los Angeles, Cleveland, Milwaukee and Vancouver, year-end vacancy rates were over 4 per cent. In contrast, the rate in Chicago, Baltimore and Washington was below 1 per cent.

Vacancies in garden-type structures were over 4 per cent in six of the 20 cities for which reports on four or more buildings were available. They were below 1 per cent in three places.

In many respects the turnover ratio is a more sensitive indicator of availability than is the vacancy rate. Among apartments in the 1960 Experience Exchange, occupancy change during the year ranged from zero to over 100 per cent. The average number of new tenants (27 per 100 occupants) shows the degree to which renters in well-managed buildings moved during a year when an economic slow-down had reduced new home construction and dampened consumer outlook.

Vacant Apartments in Cities Reporting 4 or More Buildings

ELEVATOR BUILDINGS

City	Jan. 1, 1960 Number of Apts. Reporting	Number Vacant	%	Dec. 31, 1960 Number Vacant	%	Turnover New Tenants During Year	%
Baltimore	632	2	.32	1	.16	57	9.02
Boston Area	247					20	8.09
Chicago	400			1	.25	26	6.50
Cincinnati	47			1	2.13	1	2.13
Cleveland	130	3	2.31	6	4.68	16	12.31
Denver	456	20	4.39	15	3.29	309	67.76
Jacksonville	58	3	5.17	1	1.72		
Los Angeles	1319	94	7.13	55	4.16	619	46.92
Milwaukee	554	23	4.15	24	4.33	65	11.73
Montreal	284					13	4.58
New York City	218	1	.46			10	4.59
Pittsburgh	223			4	1.79	9	4.04
Portland	66	5	7.58	1	1.52	42	63.64
St. Louis	99			2	2.02	10	10.10
San Francisco	430	5	1.16	9	2.09	128	29.77
Vancouver	113			16	14.16	55	48.67
Washington, D. C.	2144	5	.23	3	.14	415	19.36

WALK-UP BUILDINGS UNDER 25 UNITS

Beverly Hills	34					9	26.47
Birmingham	82	4	4.88	5	6.10	22	26.83
Chicago	263	3	1.14	2	.76	39	14.83
Cincinnati	420	9	2.14	12	2.86	129	30.71
Denver	200	2	1.00	2	1.00	13	6.50
Jacksonville	186	24	12.90	24	12.90	84	45.16
Los Angeles	256	6	2.34	6	2.34	147	57.43
Miami	31	3	9.68	1	3.23	6	19.35
Milwaukee	77	2	2.60			12	15.58
Montreal	29					10	34.48
New York City	78	2	2.56			9	11.54
Omaha	81					10	12.35
Pittsburgh	11					11	100.00
Portland	63					14	22.22
St. Louis	253	3	1.19	9	3.56	54	21.34
San Francisco	64	2	3.13	1	1.56	22	34.38
Teaneck, N.J.	13					7	53.85
Vancouver	80	2	2.50	8	10.00	31	38.75
Washington, D. C.	19					3	15.79

Vacant Apartments in Cities Reporting 4 or More Buildings

WALK-UP BUILDINGS—25 UNITS OR MORE

City	Jan. 1, 1960 Number of Apts. Reporting	Jan. 1, 1960 Number Vacant	Jan. 1, 1960 %	Dec. 31, 1960 Number Vacant	Dec. 31, 1960 %	Turnover New Tenants During Year	Turnover %
Baltimore	352					67	19.03
Beverly Hills	49					17	34.69
Boston Area	262	1	.38			41	15.65
Chicago	1889	12	.64	25	1.32	373	19.75
Cincinnati	339	4	1.18	1	.29	58	17.11
Cleveland	73	4	5.48	1	1.36	14	19.18
Denver	275	18	6.55	13	4.73	194	70.55
Hampton, Va.	516	10	1.94	15	2.91	275	53.29
Hartford	93					7	7.53
Los Angeles	236	11	4.66	9	3.81	96	40.67
Miami	38					27	71.05
Milwaukee	32	2	6.25	3	9.38	4	12.50
New York City	160					21	13.13
Omaha	536	13	2.43	14	2.61	59	11.01
Portland	219	16	7.31	8	3.65	134	61.19
St. Louis	163	2	1.23	4	2.45	31	19.02
Teaneck, N.J.	50	1	2.00			12	24.00
Vancouver	29	2	6.90	1	3.45	5	17.25
Washington, D.C.	65					7	10.77

GARDEN TYPE BUILDINGS

Baltimore	724	37	5.11	84	11.60	270	37.29
Beverly Hills	24						
Birmingham	12	2	16.67	1	8.33	1	8.33
Boston	125						
Charleston	47	3	6.38			14	29.79
Chicago	20			1	5.00	4	20.00
Cincinnati	68	1	1.47			5	7.35
Cleveland	222	9	4.05	4	1.80	81	36.49
Denver	251	1	.40	2	.80	47	18.73
Hampton, Va.	348	26	7.47			202	58.05
Hartford	101	3	2.97	1	.99	25	24.75
Jacksonville	20	2	10.00	3	15.00		
Los Angeles	132	12	9.09	20	15.15	32	24.24
Miami	76	5	6.58	3	3.95	22	28.95
Omaha	334	1	.30	10	2.99	167	50.00
Pittsburgh	203			93	45.81	116	57.14
Portland	12					15	125.00
St. Louis	126	3	2.38	4	3.17	29	23.02
Teaneck, N.J.	102	1	.98			11	10.78
Washington, D.C.	968	4	.41	5	.52	135	13.95
Total (All Building Categories)	18951	429	2.26%	534	2.82%	5045	26.62%

SUMMARY 1

ELEVATOR BUILDINGS

Income and Operating Costs by Cities

(a) Per Room Per Annum
(b) Per cent of Gross Possible Income

	Baltimore (a)	(b)	Boston Area (a)	(b)	Chicago (a)	(b)	Cincinnati Cleveland Pittsburgh (a)	(b)	Denver (a)	(b)
Number of Buildings	4		7		12		6		9	
Number of Rentable Rooms	2113		1005		1981		1577		1272	
Number of Apartments	632		307		400		400		456	
INCOME										
Rents-Unfurnished Apartments	(4)$405.32		(7)$358.72		(6)$485.36		(5)$418.80		(8)$525.18	
Rents-Furnished Apartments	(-) -		(-) -		(-) -		(-) -		(5) 451.88	
Rents-Garages	(1) 14.46		(2) 16.85		(-) -		(3) 17.14		(7) 17.00	
Rents- Stores & Offices	(-) -		(1) 21.75		(-) -		(1) 69.43		(-) -	
Total Rental Income	(4) 416.29		(7) 365.86		(6) 485.36		(5) 447.40		(9) 517.19	
Extra Services Billed & Misc. Income	(2) 11.49		(2) .44		(2) 18.21		(3) 28.18		(1) 6.93	
Gross Possible Income	(4) 425.77		(7) 365.99		(6) 495.36		(5) 468.77		(9) 518.96	
Deduct: for Vacancies and Delinq. Rents	(1) 12.52		(2) 3.00		(3) 9.38		(3) 13.60		(9) 31.66	
Actual Collections	(4) 424.06		(7) 365.16		(6) 490.91		(5) 461.85		(9) 487.30	
EXPENSES										
Janitor & Cleaning Supplies	(4) 15.17	3.6%	(7) 29.06	7.9%	(12) 37.72	7.7%	(6) 40.42	7.6%	(9) 31.43	6.1%
Electricity, Gas & Water	(4) 14.80	3.5	(7) 16.10	4.4	(12) 12.99	2.4	(6) 24.72	4.5	(9) 41.42	8.0
Fuel & Ash Removal	(4) 16.94	4.0	(7) 20.62	5.6	(12) 51.13	8.4	(6) 14.65	3.7	(9) 1.58	.3
Air Conditioning Power	(-) -	-	(-) -	-	(-) -	-	(2) 12.16	3.6	(-) -	-
Management & Administrative	(4) 44.32	10.5	(7) 27.14	7.4	(12) 33.37	6.2	(6) 27.21	6.6	(9) 29.15	5.6
Elevator, Doormen & Tenant Service	(4) 10.80	2.5	(-) -	-	(4) 92.42	16.5	(3) 51.14	10.8	(-) -	-
Subtotal - Operating Expenses	(4) 102.03	24.0	(7) 92.92	25.4	(12) 172.30	28.1	(6) 140.24	33.0	(9) 103.58	20.0
Ext. Maintenance, Repair & Painting	(3) 2.41	.6	(6) 29.47	8.0	(10) 15.37	2.0	(4) 1.13	.4	(8) 2.05	.4
Tenant Space Decorating	(4) 14.15	3.3	(7) 10.38	2.8	(7) 26.70	5.4	(4) 15.76	3.4	(9) 15.06	2.9
Tenant Space Maintenance & Repair	(4) 28.15	6.6	(2) 8.20	2.8	(12) 10.07	2.5	(5) 6.36	1.5	(9) 7.64	1.5
Public Space Decorating	(2) 5.83	1.2	(-) -	-	(9) 3.90	.6	(4) 2.25	.6	(1) .24	.1
Public Space Maintenance & Repair	(1) 3.47	.7	(1) 4.59	1.7	(4) 4.73	.8	(5) 4.61	1.1	(5) 2.85	.5
Elevator Maintenance & Repair	(3) 3.28	.8	(2) 4.00	1.4	(11) 7.87	1.6	(5) 5.96	1.6	(9) 3.58	.7
Other Mechanical Equipment Repair	(2) 1.95	.4	(-) -	-	(10) 14.63	1.8	(4) 5.31	2.4	(8) 6.20	1.2
Furnishings Maintenance & Repair	(2) 1.09	.3	(-) -	-	(4) 3.36	.6	(3) .18	.1	(9) 10.02	1.9
Grounds Upkeep	(3) 1.92	.4	(-) -	-	(6) 1.97	.4	(4) 3.57	.9	(8) .88	.2
Subtotal - Maintenance & Repair	(4) 53.46	12.6	(7) 41.75	11.4	(12) 65.16	13.6	(6) 37.57	10.6	(9) 46.48	9.0
Cost of Extra Services	(2) 1.30	.3	(-) -	-	(1) 43.51	8.9	(2) 1.30	.4	(-) -	-
Insurance	(4) 6.02	1.4	(7) 11.11	3.0	(12) 7.68	1.3	(6) 7.43	1.3	(9) 3.92	.8
Taxes, Fees & Permits	(4) 62.73	14.7	(7) 97.64	26.7	(12) 117.49	22.0	(6) 70.20	11.9	(9) 77.99	15.0
Grand Total - All Expenses	(4) 225.28	53.0	(7) 243.42	65.6	(12) 368.38	66.8	(6) 256.21	57.0	(9) 231.97	44.7
Net Operating Income	(4)$198.78	46.7%	(7)$121.75	33.3%	(6)$196.45	39.7%	(5)$194.73	41.5%	(9)$255.33	49.2%

SUMMARY 1 continued

ELEVATOR BUILDINGS

Income and Operating Costs by Cities

(a) Per Room Per Annum
(b) Per cent of Gross Possible Income

	Des Moines Kansas City St. Louis (a)	(b)	Jacksonville Atlanta Shreveport So. Carolina (a)	(b)	Los Angeles (a)	(b)	Milwaukee (a)	(b)	New Jersey New York (a)	(b)
Number of Buildings	5		6		22		6		5	
Number of Rentable Rooms	1505		1156		3455		1788		1124	
Number of Apartments	503		488		1319		554		275	
INCOME										
Rents-Unfurnished Apartments	(4)$394.80		(5)$375.85		(4)$374.04		(6)$204.20		(4)$359.77	
Rents-Furnished Apartments	(-) -		(2) 541.87		(21) 486.07		(-) -		(-) -	
Rents-Garages	(2) 5.45		(2) 12.32		(2) 20.59		(5) 4.28		(1) 51.28	
Rents-Stores & Offices	(1) 21.15		(3) 37.51		(1) 33.67		(-) -		(1) 14.24	
Total Rental Income	(4) 397.77		(6) 440.99		(22) 474.57		(6) 207.94		(4) 379.55	
Extra Services Billed & Misc. Income	(4) 5.80		(2) 5.42		(17) 12.33		(1) 4.33		(1) 2.56	
Gross Possible Income	(4) 403.57		(6) 444.72		(22) 484.45		(6) 208.70		(4) 380.36	
Deduct: for Vacancies & Delinq. Rents	(3) 15.68		(5) 57.44		(22) 28.27		(3) 11.02		(1) 5.33	
Actual Collections	(4) 389.12		(6) 390.86		(22) 456.18		(6) 202.08		(4) 379.05	
EXPENSES										
Janitor & Cleaning Supplies	(5) 17.69	4.3%	(6) 19.01	4.3%	(20) 14.78	3.0%	(6) 10.46	5.0%	(5) 21.79	5.7%
Electricity, Gas & Water	(5) 21.33	3.8	(6) 24.40	5.5	(22) 29.39	6.1	(6) 8.77	4.2	(5) 19.38	3.4
Fuel & Ash Removal	(4) 18.02	5.1	(3) 22.46	7.7	(12) 6.32	1.4	(6) 9.26	4.4	(5) 23.38	7.0
Air Conditioning Power	(-) -	-	(1) 11.03	2.1	(-) -	-	(-) -	-	(-) -	-
Management & Administrative	(5) 30.32	7.3	(6) 44.15	9.9	(22) 41.75	8.6	(6) 16.14	7.7	(5) 23.04	6.6
Elevator, Doormen & Tenant Service	(1) .09	.02	(-) -	-	(10) 17.91	3.5	(-) -	-	(4) 9.32	3.2
Subtotal - Operating Expenses	(5) 86.39	20.0	(6) 100.31	22.6	(22) 97.81	20.2	(6) 44.63	21.4	(5) 94.62	25.0
Ext. Maintenance, Repair & Painting	(3) 13.68	3.5	(3) 7.34	2.5	(12) 8.92	1.8	(-) -	-	(3) 9.57	2.4
Tenant Space Decorating	(3) 17.68	4.3	(3) 5.32	1.2	(19) 19.97	4.6	(6) 8.88	4.3	(4) 17.07	4.5
Tenant Space Maintenance & Repair	(4) 5.31	1.4	(2) 12.46	2.6	(19) 14.62	2.9	(6) 11.23	5.4	(4) 9.12	3.0
Public Space Decorating	(-) -	-	(1) .86	.2	(5) 1.78	.4	(1) 1.13	.2	(3) 2.58	.9
Public Space Maintenance & Repair	(3) 14.82	.3	(5) 9.86	2.1	(17) 8.22	1.6	(-) -	-	(4) 5.57	1.5
Elevator Maintenance & Repair	(4) 8.45	2.1	(4) 7.15	1.5	(21) 3.84	.8	(6) 3.30	1.6	(4) 4.06	1.3
Other Mechanical Equipment Repair	(3) 16.74	2.8	(2) 12.70	2.7	(17) 3.04	.6	(1) 1.33	1.0	(3) 3.85	.9
Furnishings Maintenance & Repair	(-) -	-	(2) .57	.1	(19) 15.45	3.1	(-) -	-	(1) 3.46	.8
Grounds Upkeep	(3) 1.46	.1	(4) 6.91	1.8	(20) 3.52	.7	(4) .33	.3	(2) 3.26	.4
Subtotal - Maintenance & Repair	(5) 45.09	9.9	(6) 41.07	9.2	(22) 64.99	13.4	(6) 24.01	11.5	(5) 41.78	13.5
Cost of Extra Services	(4) 13.59	1.9	(5) 7.84	1.7	(9) 21.08	4.0	(-) -	-	(1) 11.32	3.8
Insurance	(4) 4.51	.4	(5) 7.69	1.7	(21) 10.72	2.2	(5) 2.06	1.2	(5) 7.69	1.9
Taxes, Fees & Permits	(4) 38.22	3.7	(6) 51.74	11.6	(22) 64.77	13.4	(5) 35.97	21.0	(5) 30.28	20.6
Grand Total - All Expenses	(5) 183.61	35.2	(6) 207.30	46.7	(22) 248.95	51.4	(6) 102.97	49.3	(5) 230.66	61.7
Net Operating Income	(4)$246.92	61.2%	(6)$183.56	41.2%	(22)$207.23	42.8%	(6)$ 99.11	47.5%	(4)$144.25	38.0%

SUMMARY 1 continued

ELEVATOR BUILDINGS

Income and Operating Costs by Cities

(a) Per Room Per Annum
(b) Per cent of Gross Possible Income

	New York City (a)	(b)	Portland Vancouver Salt Lake City (a)	(b)	San Francisco (a)	(b)	Washington, D.C. Alexandria Virginia (a)	(b)	Quebec Ontario (a)	(b)
Number of Buildings	4		5		10		19		5	
Number of Rentable Rooms	911		936		1075		9136		1611	
Number of Apartments	218		303		430		2936		359	
INCOME										
Rents-Unfurnished Apartments	(3)$417.39		(3)$368.72		(6)$461.90		(17)$475.34		(5)$440.02	
Rents-Furnished Apartments	(-) -		(2) 327.16		(5) 403.42		(2) 222.74		(-) -	
Rents-Garages	(-) -		(4) 11.47		(1) 10.43		(5) 23.26		(4) 19.13	
Rents-Stores & Offices	(3) 139.74		(2) 45.45		(1) 93.75		(3) 18.96		(-) -	
Total Rental Income	(3) 557.12		(5) 406.65		(10) 442.04		(18) 477.69		(5) 457.34	
Extra Services Billed & Misc. Income	(3) 3.79		(2) 2.51		(9) 12.38		(9) 9.35		(3) 1.03	
Gross Possible Income	(3) 560.92		(5) 403.65		(10) 453.09		(18) 484.40		(5) 457.59	
Deduct: for Vacancies & Delinq. Rents	(1) 3.20		(4) 66.05		(8) 18.03		(9) 11.08		(4) 10.25	
Actual Collections	(3) 559.94		(5) 368.16		(10) 438.72		(18) 476.45		(5) 453.97	
EXPENSES										
Janitor & Cleaning Supplies	(4) 12.67	1.1%	(5) 24.15	6.0%	(10) 17.51	3.9%	(19) 36.59	7.0%	(5) 16.15	3.5%
Electricity, Gas & Water	(4) 20.41	2.6	(5) 22.59	5.6	(10) 28.78	6.4	(19) 28.51	6.0	(4) 8.46	1.8
Fuel & Ash Removal	(4) 19.26	4.8	(5) 24.58	6.1	(10) 19.68	4.3	(19) 13.90	2.9	(5) 25.44	5.6
Air Conditioning Power	(-) -	-	(1) .17	.1	(5) 1.76	.4	(1) 5.78	1.0	(1) 31.17	6.5
Management & Administrative	(4) 19.90	4.7	(5) 17.67	4.4	(10) 41.51	9.2	(19) 36.70	7.8	(5) 25.28	5.5
Elevator, Doormen & Tenant Service	(2) 159.55	20.0	(1) 15.89	5.8	(6) 4.09	1.0	(3) 7.20	1.4	(1) 8.72	2.0
Subtotal - Operating Expenses	(4) 115.32	29.4	(5) 96.41	23.9	(10) 111.03	24.5	(19) 119.25	24.5	(5) 81.74	17.9
Ext. Maintenance, Repair & Painting	(2) 13.17	3.2	(4) 13.04	3.4	(4) 12.17	2.7	(6) 2.80	.6	(1) 14.24	3.7
Tenant Space Decorating	(3) 14.98	2.7	(4) 11.72	2.3	(7) 11.59	2.2	(7) 14.95	3.1	(5) 22.98	5.0
Tenant Space Maintenance & Repair	(3) 28.42	5.1	(5) 12.21	3.0	(4) 12.10	2.7	(8) 13.45	2.8	(4) 29.46	6.3
Public Space Decorating	(2) 4.01	.9	(1) 1.08	.2	(1) .13	.02	(7) 8.53	1.8	(-) -	-
Public Space Maintenance & Repair	(2) 3.33	.8	(2) 5.81	1.0	(1) 5.38	1.8	(6) 3.35	.7	(2) 9.36	1.8
Elevator Maintenance & Repair	(4) 4.35	1.3	(3) 8.78	2.1	(5) 2.82	.6	(9) 4.05	.8	(5) 6.24	1.4
Other Mechanical Equipment Repair	(3) 10.67	6.5	(3) 16.53	5.8	(7) 20.79	4.9	(7) 4.15	.9	(5) 5.43	1.2
Furnishings Maintenance & Repair	(-) -	-	(2) 2.93	.7	(5) 8.14	1.6	(3) 2.33	.4	(1) 5.50	1.0
Grounds Upkeep	(3) .66	.3	(1) 1.40	.3	(-) -	-	(5) 3.80	.8	(5) 1.56	.3
Subtotal - Maintenance & Repair	(4) 42.68	14.8	(5) 50.26	12.5	(10) 38.68	8.5	(19) 44.17	9.0	(5) 66.58	14.6
Cost of Extra Services	(-) -	-	(-) -	-	(6) 6.51	1.4	(3) 11.68	2.7	(-) -	-
Insurance	(4) 9.78	2.1	(5) 64.23	1.6	(10) 16.55	3.7	(17) 8.17	1.7	(5) 5.24	1.1
Taxes, Fees & Permits	(4) 68.15	13.7	(5) 51.99	12.9	(10) 55.78	12.3	(19) 44.85	9.4	(5) 91.65	20.0
Grand Total - All Expenses	(4) 235.93	60.0	(5) 205.20	50.8	(10) 225.96	49.9	(19) 217.54	44.7	(5) 245.20	53.6
Net Operating Income	(3)$223.68	39.9%	(5)$162.96	40.4%	(10)$212.75	47.0%	(18)$259.77	53.6%	(5)$208.77	45.7%

SUMMARY 2

ELEVATOR BUILDINGS

Income and Operating Costs by Age Groups

(a) Per Room Per Annum
(b) Per cent of Gross Possible Income

	1946 to Date		1931 to 1945		1921 to 1930		1920 or Before		Total	
	(a)	(b)	(a)	(b)	(a)	(b)	(a)	(b)	(a)	(b)
Number of Buildings	32		16		56		21		125	
Number of Rentable Rooms	14438		3443		9442		3322		30645	
Number of Apartments	4504		1169		3009		898		9580	
INCOME										
Rents-Unfurnished Apartments	(26)$439.69		(11)$408.91		(37)$401.71		(13)$389.21		(87)$420.39	
Rents-Furnished Apartments	(9) 447.45		(5) 525.77		(19) 423.73		(4) 364.39		(37) 448.81	
Rents-Garages	(16) 17.89		(5) 20.40		(15) 19.13		(3) 5.73		(39) 17.74	
Rents-Stores & Offices	(5) 22.14		(2) 47.33		(7) 43.84		(4) 41.76		(18) 34.34	
Total Rental Income	(28) 456.60		(16) 460.16		(53) 421.41		(17) 402.56		(114) 440.59	
Extra Services Billed & Misc. Income	(11) 9.66		(10) 6.38		(31) 9.38		(9) 17.53		(61) 9.93	
Gross Possible Income	(28) 463.36		(16) 464.41		(53) 426.31		(17) 412.43		(114) 446.73	
Deduct: for Vacancies & Deling. Rents	(22) 24.97		(11) 22.81		(34) 11.35		(11) 11.35		(78) 20.51	
Actual Collections	(28) 445.01		(16) 448.24		(53) 418.82		(17) 406.46		(114) 433.32	
EXPENSES										
Janitor & Cleaning Supplies	(32) 23.27	7.6%	(15) 24.66	5.3%	(56) 29.18	6.8%	(20) 30.47	4.7%	(123) 26.02	6.6%
Electricity, Gas & Water	(32) 26.13	8.7	(16) 24.06	5.2	(55) 18.98	4.5	(21) 21.51	5.8	(124) 23.22	6.1
Fuel & Ash Removal	(28) 12.15	4.3	(13) 15.40	3.6	(49) 23.14	5.0	(21) 29.61	6.1	(111) 17.86	4.7
Air Conditioning Power	(3) 7.36	3.8	(1) 31.17	6.5	(3) 1.58	.3	(4) 6.07	1.7	(11) 7.17	2.7
Management & Administrative	(32) 38.34	13.4	(16) 29.82	6.4	(56) 30.12	7.0	(21) 23.29	5.7	(125) 33.22	9.1
Elevator, Doormen & Tenant Service	(5) 4.99	2.0	(5) 12.66	2.6	(20) 34.97	6.9	(9) 31.97	5.6	(39) 20.68	4.7
Subtotal - Operating Expenses	(32) 102.36	33.8	(16) 96.20	20.7	(56) 114.78	25.9	(21) 125.29	26.4	(125) 107.98	28.0
Ext. Maintenance, Repair & Painting	(16) 3.43	1.1	(6) 4.34	.9	(33) 11.94	3.0	(14) 18.01	3.7	(69) 8.22	2.0
Tenant Space Decorating	(22) 13.15	4.0	(12) 16.82	4.0	(45) 17.13	4.0	(13) 21.58	4.7	(92) 15.80	4.0
Tenant Space Maintenance & Repair	(24) 10.28	4.1	(12) 19.93	4.2	(38) 14.15	3.4	(17) 27.08	7.4	(91) 14.32	4.2
Public Space Decorating	(10) 7.26	4.9	(7) 2.24	.6	(11) 2.75	.7	(9) 5.22	.8	(37) 5.48	2.0
Public Space Maintenance & Repair	(17) 5.32	1.2	(10) 6.35	1.4	(25) 6.39	1.5	(6) 6.15	1.2	(58) 5.88	1.4
Elevator Maintenance & Repair	(28) 4.49	1.6	(14) 6.15	1.3	(36) 4.54	1.0	(17) 6.38	1.5	(95) 4.89	1.4
Other Mechanical Equipment Repair	(16) 3.83	1.0	(9) 5.02	1.0	(36) 8.15	1.9	(14) 18.88	4.0	(75) 7.17	1.7
Furnishings Maintenance & Repair	(14) 3.23	1.4	(7) 17.17	3.3	(24) 6.90	1.6	(7) 5.11	.9	(52) 5.70	1.7
Grounds Upkeep	(24) 2.87	1.2	(11) 2.03	.4	(28) 2.63	.6	(5) 1.14	.2	(68) 2.65	.8
Subtotal - Maintenance & Repair	(32) 37.09	13.2	(16) 57.18	12.3	(56) 52.64	12.5	(21) 72.52	17.4	(125) 47.98	13.2
Cost of Extra Services	(9) 6.66	1.2	(5) 16.26	3.6	(15) 17.22	3.8	(4) 6.03	1.4	(33) 10.95	2.5
Insurance	(30) 7.38	2.4	(15) 8.67	1.9	(54) 7.84	1.8	(20) 8.26	1.9	(119) 7.76	2.1
Taxes, Fees & Permits	(31) 56.11	17.7	(15) 71.89	15.6	(56) 67.80	15.3	(21) 63.96	14.2	(123) 62.30	16.0
Grand Total - All Expenses	(32) 204.41	68.2	(16) 237.61	51.2	(56) 246.93	55.9	(21) 271.09	60.3	(125) 228.47	60.1
Net Operating Income	(28)$243.42	82.3%	(16)$210.63	45.4%	(53)$184.87	43.1%	(17)$157.87	38.3%	(114)$212.35	57.3%

SUMMARY 3

WALK-UP BUILDINGS — UNDER 25 UNITS

Income and Operating Costs by Cities

(a) Per Room Per Annum
(b) Per cent of Gross Possible Income

	Birmingham (a)	(b)	Chicago Hammond (a)	(b)	Cincinnati (a)	(b)	Denver (a)	(b)	Des Moines Dodge City Kansas City (a)	(b)
Number of Buildings	5		18		31		12		5	
Number of Rentable Rooms	284		1172		1483		707		195	
Number of Apartments	82		285		420		200		55	
INCOME										
Rents-Unfurnished Apartments	(5)$234.32		(18)$313.04		(28)$225.94		(10)$262.97		(5)$265.64	
Rents-Furnished Apartments	(-) -		(-) -		(1) 328.85		(2) 396.00		(3) 276.93	
Rents-Garages	(1) 12.50		(4) 38.25		(9) 6.45		(1) 22.67		(-) -	
Rents-Stores & Offices	(-) -		(1) 180.00		(1) 293.57		(-) -		(-) -	
Total Rental Income	(5) 235.37		(18) 322.23		(30) 233.20		(12) 277.14		(5) 268.83	
Extra Services Billed & Misc. Income	(1) 1.47		(3) 1.03		(4) 2.99		(4) .45		(2) .80	
Gross Possible Income	(5) 235.74		(18) 322.44		(30) 233.77		(12) 277.29		(5) 269.37	
Deduct: for Vacancies & Delinq. Rents	(4) 14.72		(13) 9.76		(23) 12.07		(3) 4.27		(2) 8.93	
Actual Collections	(5) 225.99		(18) 314.63		(30) 223.55		(12) 276.11		(5) 265.15	
EXPENSES										
Janitor & Cleaning Supplies	(5) 14.96	6.4%	(17) 38.20	11.8%	(28) 12.84	5.4%	(12) 13.16	4.8%	(4) 20.60	7.4%
Electricity, Gas & Water	(5) 8.39	3.6	(17) 8.84	2.7	(31) 18.39	7.8	(12) 16.74	6.0	(5) 15.61	5.8
Fuel & Ash Removal	(4) 15.71	7.3	(17) 27.32	8.5	(23) 22.87	8.7	(10) 9.60	3.5	(5) 14.75	5.5
Air Conditioning Power	(-) -	-	(-) -	-	(1) 3.25	.8	(-) -	-	(-) -	-
Management & Administrative	(5) 14.39	6.1	(16) 17.50	5.4	(31) 21.35	9.1	(12) 15.67	5.7	(5) 14.83	5.5
Elevator, Doormen & Tenant Service	(-) -	-	(-) -	-	(-) -	-	(-) -	-	(-) -	-
Subtotal - Operating Expenses	(5) 51.24	21.7	(18) 91.03	28.2	(31) 67.40	28.6	(12) 53.78	19.4	(5) 64.52	24.0
Ext. Maintenance, Repair & Painting	(2) .55	.3	(13) 9.79	3.2	(25) 7.99	3.6	(10) 5.46	2.1	(4) 3.50	1.3
Tenant Space Decorating	(5) 11.86	5.0	(15) 18.91	6.0	(19) 15.11	6.9	(9) 5.05	1.8	(3) 6.11	2.4
Tenant Space Maintenance & Repair	(5) 7.11	3.0	(15) 13.78	4.2	(22) 12.69	5.6	(10) 3.79	1.4	(4) 8.68	3.3
Public Space Decorating	(-) -	-	(3) 3.85	1.1	(6) 3.37	1.3	(1) .16	.1	(-) -	-
Public Space Maintenance & Repair	(-) -	-	(7) 10.72	3.1	(5) 1.02	.5	(4) 2.44	.8	(1) .50	.2
Elevator Maintenance & Repair	(-) -	-	(-) -	-	(-) -	-	(1) .23	.1	(-) -	-
Other Mechanical Equipment Repair	(2) 1.79	.7	(8) 5.39	1.8	(23) 5.43	2.5	(10) 5.91	2.2	(3) 3.36	1.2
Furnishings Maintenance & Repair	(-) -	-	(4) 7.31	2.1	(3) 5.14	2.3	(7) 3.81	1.4	(-) -	-
Grounds Upkeep	(2) 1.77	.7	(4) 11.25	3.0	(11) 2.96	1.5	(9) .65	.2	(1) 1.76	.5
Subtotal - Maintenance & Repair	(5) 20.60	8.8	(18) 47.96	14.9	(31) 41.53	17.6	(11) 21.47	7.7	(5) 18.25	6.8
Cost of Extra Services	(3) 3.76	1.7	(-) -	-	(2) .37	.1	(1) 1.64	.7	(-) -	-
Insurance	(5) 4.30	1.8	(17) 7.78	2.4	(28) 4.12	1.7	(10) 7.97	3.0	(5) 9.19	3.4
Taxes, Fees & Permits	(5) 20.44	8.7	(18) 56.96	17.7	(30) 25.74	10.8	(12) 46.24	16.7	(5) 38.51	14.3
Grand Total - All Expenses	(5) 99.09	42.0	(18) 203.66	63.2	(31) 138.31	58.7	(12) 126.86	45.8	(5) 130.47	48.4
Net Operating Income	(5)$126.90	53.8%	(18)$110.98	34.4%	(30)$ 86.52	37.3%	(12)$149.25	53.8%	(5)$134.68	50.0%

SUMMARY 3 continued

WALK-UP BUILDINGS — UNDER 25 UNITS

Income and Operating Costs by Cities

(a) Per Room Per Annum
(b) Per cent of Gross Possible Income

	Jacksonville Miami (a)	(b)	Lansing Akron (a)	(b)	Los Angeles (a)	(b)	Milwaukee Green Bay (a)	(b)	New York City (a)	(b)
Number of Buildings	20		2		18		7		6	
Number of Rentable Rooms	617		148		927		332		355	
Number of Apartments	217		40		314		83		98	
INCOME										
Rents-Unfurnished Apartments	(14)$238.06		(1)$299.38		(6)$315.92		(7)$767.64		(6)$233.26	
Rents-Furnished Apartments	(9) 403.96		(-) -		(13) 356.75		(-) -		(-) -	
Rents-Garages	(1) 9.00		(-) -		(3) 30.26		(3) 30.27		(-) -	
Rents-Stores & Offices	(-) -		(-) -		(1) 585.92		(-) -		(3) 73.24	
Total Rental Income	(20) 274.67		(2) 251.76		(18) 359.72		(7) 779.86		(6) 254.92	
Extra Services Billed & Misc. Income	(1) .77		(1) 3.59		(10) 2.97		(-) -		(6) -	
Gross Possible Income	(20) 274.77		(2) 254.09		(18) 361.62		(7) 779.86		(6) 254.92	
Deduct: for Vacancies & Delinq. Rents	(17) 32.04		(2) 21.75		(13) 22.59		(5) 47.33		(2) 18.44	
Actual Collections	(20) 247.04		(2) 232.34		(18) 344.08		(7) 745.35		(6) 251.28	
EXPENSES										
Janitor & Cleaning Supplies	(19) 11.16	4.0%	(2) 13.58	5.4%	(12) 10.53	2.7%	(6) 31.45	4.3%	(6) 16.52	6.5%
Electricity, Gas & Water	(16) 6.32	2.2	(2) 16.42	6.5	(18) 22.65	6.3	(7) 17.43	2.2	(6) 7.25	2.8
Fuel & Ash Removal	(4) 20.00	7.7	(1) 11.65	7.1	(3) 7.05	1.6	(6) 60.26	8.0	(6) 18.85	7.4
Air Conditioning Power	(3) 7.70	1.3	(-) -	-	(-) -	-	(-) -	-	(-) -	-
Management & Administrative	(20) 12.53	4.6	(2) 14.26	5.6	(18) 29.57	8.2	(7) 58.71	7.5	(5) 11.15	3.8
Elevator, Doormen & Tenant Services	(1) .13	.1	(-) -	-	(1) 4.24	1.3	(-) -	-	(-) -	-
Subtotal - Operating Expenses	(20) 36.47	13.3	(2) 19.03	19.0	(18) 60.53	16.7	(7) 154.60	19.8	(6) 50.79	19.9
Ext. Maintenance, Repair & Painting	(12) 5.24	1.9	(1) 2.88	1.8	(8) 22.46	7.1	(3) 6.69	1.5	(5) 3.55	1.5
Tenant Space Decorating	(13) 9.49	3.0	(2) 9.25	3.6	(9) 7.91	2.2	(5) 25.20	3.6	(6) 5.12	2.0
Tenant Space Maintenance & Repair	(19) 17.99	6.4	(2) 8.76	3.5	(12) 8.23	2.3	(6) 17.02	2.3	(6) 5.61	2.2
Public Space Decorating	(2) 8.50	3.0	(-) -	-	(1) 1.10	.5	(1) 41.14	3.8	(2) 1.14	.4
Public Space Maintenance & Repair	(3) 5.25	2.3	(-) -	-	(11) 7.58	2.0	(2) 24.82	4.4	(6) 1.50	.6
Elevator Maintenance & Repair	(1) 2.88	.4	(-) -	-	(1) .95	.3	(-) -	-	(-) -	-
Other Mechanical Equipment Repair	(10) 5.26	1.6	(-) -	-	(9) 1.65	.5	(1) 5.47	2.6	(6) 2.90	1.1
Furnishings Maintenance & Repair	(6) 20.52	5.4	(-) -	-	(16) 7.35	1.9	(1) .11	.1	(-) -	-
Grouns Upkeep	(13) 2.96	1.0	(1) .48	.2	(11) 4.63	1.3	(2) 3.13	.6	(2) 1.11	.2
Subtotal - Maintenance & Repair	(20) 34.85	12.7	(2) 19.33	7.6	(18) 33.09	9.2	(7) 52.89	6.8	(6) 19.02	7.5
Cost of Extra Services	(1) 1.13	.8	(-) -	-	(7) 4.54	1.3	(1) 4.57	3.3	(-) -	-
Insurance	(13) 7.70	2.6	(1) 2.79	1.7	(17) 6.70	1.9	(7) 13.72	1.8	(6) 9.69	3.8
Taxes, Fees & Permits	(13) 33.97	11.3	(2) 23.89	9.4	(18) 42.69	11.8	(7) 179.07	23.0	(6) 36.52	14.3
Grand Total - All Expenses	(20) 96.00	34.9	(2) 92.55	36.4	(18) 144.99	40.1	(7) 400.86	51.4	(6) 116.02	45.5
Net Operating Income	(20)$151.04	55.0%	(2)$139.79	55.0%	(18)$199.09	55.1%	(7)$344.49	44.2%	(6)$135.26	53.1%

SUMMARY 3 continued

WALK-UP BUILDINGS — UNDER 25 UNITS

Income and Operating Costs by Cities

(a) Per Room Per Annum
(b) Per cent of Gross Possible Income

	Newark Johnstown Pittsburgh (a)	(b)	Omaha (a)	(b)	Portland (a)	(b)	St. Louis (a)	(b)	Salt Lake City Phoenix (a)	(b)
Number of Buildings	7		5		3		34		2	
Number of Rentable Rooms	336		341		152		1038		106	
Number of Apartments	107		81		63		253		32	
INCOME										
Rents-Unfurnished Apartments	(7)$299.82		(5)$279.02		(-) -		(34)$213.03		(1)$180.16	
Rents-Furnished Apartments	(-) -		(-) -		(2)$316.57		(-) -		(1) 281.25	
Rents-Garages	(2) 10.76		(1) 11.43		(-) -		(1) 3.15		(-) -	
Rents-Stores & Offices	(1) 46.50		(1) 104.05		(-) -		(1) 120.00		(1) 498.43	
Total Rental Income	(7) 308.14		(5) 304.54		(3) 307.53		(34) 215.46		(2) 558.64	
Extra Services Billed & Misc. Income	(1) 6.50		(1) 2.09		(-) -		(3) 1.69		(1) .34	
Gross Possible Income	(7) 308.53		(5) 304.96		(3) 307.53		(34) 215.66		(2) 558.88	
Deduct: for Vacancies & Delinq. Rents	(2) 8.52		(4) 6.97		(3) .99		(26) 9.83		(1) 49.74	
Actual Collections	(7) 305.86		(5) 299.42		(3) 306.54		(34) 207.91		(2) 524.15	
EXPENSES										
Janitor & Cleaning Supplies	(6) 15.16	5.0%	(5) 20.07	6.6%	(3) 27.20	8.9%	(21) 15.05	6.7%	(2) 25.67	4.6%
Electricity, Gas & Water	(7) 13.93	4.5	(5) 13.57	4.5	(3) 6.14	2.0	(34) 9.26	4.3	(2) 27.15	4.9
Fuel & Ash Removal	(5) 26.42	8.7	(5) 20.69	6.8	(3) 22.91	7.5	(20) 21.40	10.0	(1) 31.93	4.7
Air Conditioning Power	(-) -	-	(-) -	-	(-) -	-	(-) -	-	(-) -	-
Management & Administrative	(7) 15.44	5.0	(5) 15.34	5.0	(3) 17.89	5.8	(34) 12.81	5.9	(2) 14.79	2.7
Elevator, Doormen & Tenant Service	(1) .90	.3	(-) -	-	(-) -	-	(-) -	-	(-) -	-
Subtotal - Operating Expenses	(7) 61.90	20.1	(5) 69.67	22.8	(3) 74.14	24.1	(34) 49.70	23.1	(2) 89.91	16.1
Ext. Maintenance, Repair & Painting	(4) 14.18	5.0	(3) 11.65	3.5	(3) 1.04	.3	(10) 12.22	5.9	(1) 33.96	5.0
Tenant Space Decorating	(4) 8.65	3.0	(5) 14.32	4.7	(3) 18.53	6.0	(23) 8.72	4.0	(1) 5.91	.9
Tenant Space Maintenance & Repair	(5) 3.59	1.2	(4) 32.18	10.9	(3) 10.34	3.4	(34) 13.02	6.0	(2) 20.61	3.7
Public Space Decorating	(1) 2.50	1.6	(1) 4.37	1.4	(-) -	-	(-) -	-	(-) -	-
Public Space Maintenance & Repair	(4) 6.32	2.2	(3) 2.59	.9	(-) -	-	(34) 6.03	2.8	(1) 3.11	.5
Elevator Maintenance & Repair	(-) -	-	(-) -	-	(-) -	-	(-) -	-	(-) -	-
Other Mechanical Equipment Repair	(4) 4.73	1.5	(3) 5.09	1.7	(3) 13.16	4.3	(1) 9.51	.6	(2) 4.57	.8
Furnishings Maintenance & Repair	(-) -	-	(1) 38.06	11.1	(3) .49	.2	(-) -	-	(1) 3.41	1.2
Grounds Upkeep	(4) 2.09	.8	(2) .64	.2	(-) -	-	(-) -	-	(-) -	-
Subtotal - Maintenance & Repair	(6) 25.57	8.5	(5) 59.46	19.5	(3) 43.56	14.2	(34) 29.36	13.6	(2) 56.21	10.1
Cost of Extra Services	(-) -	-	(1) 1.62	.4	(-) -	-	(-) -	-	(-) -	-
Insurance	(3) 6.96	2.4	(4) 3.73	1.3	(3) 9.51	3.1	(25) 7.52	3.3	(2) 22.76	4.1
Taxes, Fees & Permits	(7) 63.45	20.6	(5) 35.48	11.6	(3) 53.18	17.3	(23) 25.33	11.7	(2) 83.19	14.9
Grand Total - All Expenses	(7) 151.12	49.0	(5) 168.07	55.1	(3) 180.39	58.7	(34) 102.71	47.6	(2) 252.07	45.1
Net Operating Income	(7)$154.74	50.1%	(5)$131.35	43.1%	(3)$126.15	41.0%	(34)$105.20	48.8%	(2)$272.08	48.7%

SUMMARY 3 continued

WALK-UP BUILDINGS — UNDER 25 UNITS

Income and Operating Costs by Cities

(a) Per Room Per Annum
(b) Per cent of Gross Possible Income

	San Diego		San Francisco		Washington, D. C. Atlanta Macon, Charlotte Memphis		Quebec		Vancouver	
	(a)	(b)	(a)	(b)	(a)	(b)	(a)	(b)	(a)	(b)
Number of Buildings	3		6		5		2		4	
Number of Rentable Rooms	94		264		391		87		285	
Number of Apartments	61		76		87		29		80	
INCOME										
Rents-Unfurnished Apartments	(2)$665.08		(6)$292.95		(5)$236.25		(2)$393.78		(4)$347.92	
Rents-Furnished Apartments	(3) 581.41		(1) 667.50		(-) -		(-) -		(-) -	
Rents-Garages	(1) 12.00		(2) 9.12		(-) -		(1) 14.29		(4) 8.97	
Rents-Stores & Offices	(-) -		(-) -		(-) -		(-) -		(-) -	
Total Rental Income	(3) 595.66		(6) 306.65		(5) 236.25		(2) 404.13		(4) 356.89	
Extra Services Billed & Misc. Income	(-) -		(3) 3.36		(1) 3.11		(1) .56		(2) 1.30	
Gross Possible Income	(3) 595.66		(6) 308.19		(5) 248.13		(2) 404.53		(4) 357.55	
Deduct: for Vacancies & Delinq. Rents	(3) 44.49		(5) 17.67		(4) 4.17		(1) 5.35		(4) 29.39	
Actual Collections	(3) 551.17		(6) 292.13		(5) 245.25		(2) 400.66		(4) 328.16	
EXPENSES										
Janitor & Cleaning Supplies	(3) 13.45	2.3%	(6) 11.81	3.8%	(5) 13.71	5.5%	(2) 10.22	2.5%	(4) 19.10	5.3%
Electricity, Gas & Water	(3) 62.81	10.5	(6) 14.43	4.7	(5) 13.95	5.6	(2) 23.11	5.7	(4) 11.84	3.3
Fuel & Ash Removal	(-) -	-	(4) 8.45	2.7	(3) 15.12	6.5	(2) 34.54	8.5	(4) 16.79	4.7
Air Conditioning Power	(-) -	-	(2) 1.49	.5	(-) -	-	(-) -	-	(-) -	-
Management & Administrative	(3) 67.34	11.3	(6) 14.97	4.9	(5) 12.42	5.0	(2) 31.84	7.9	(4) 16.60	4.7
Elevator, Doormen & Tenant Service	(-) -	-	(-) -	-	(2) 2.64	1.0	(-) -	-	(-) -	-
Subtotal - Operating Expenses	(3) 143.60	24.1	(6) 47.55	15.4	(5) 47.90	19.3	(2) 99.71	24.7	(4) 64.33	18.0
Ext. Maintenance, Repair & Painting	(2) 3.00	.5	(3) 12.49	3.8	(4) 11.25	4.4	(-) -	-	(1) 1.32	.4
Tenant Space Decorating	(-) -	-	(4) 16.89	5.6	(2) 2.90	1.1	(2) 16.67	4.1	(4) 19.67	5.5
Tenant Space Maintenance & Repair	(3) 17.23	2.9	(3) 25.02	8.6	(3) 14.57	5.7	(2) 14.44	3.6	(3) 4.68	1.4
Public Space Decorating	(-) -	-	(1) 99.27	27.3	(-) -	-	(-) -	-	(4) 3.77	1.0
Public Space Maintenance & Repair	(-) -	-	(-) -	-	(2) 3.27	1.1	(-) -	-	(3) 2.71	.8
Elevator Maintenance & Repair	(-) -	-	(-) -	-	(-) -	-	(-) -	-	(-) -	-
Other Mechanical Equipment Repair	(3) 23.57	4.0	(2) 21.44	6.8	(3) 6.70	2.7	(2) 52.07	12.9	(4) 6.55	1.8
Furnishings Maintenance & Repair	(3) 13.79	2.3	(1) 16.31	5.0	(1) 2.83	1.2	(-) -	-	(-) -	-
Grounds Upkeep	(2) 1.00	.2	(1) 16.02	5.3	(1) 2.11	.9	(1) 1.37	.4	(-) -	-
Subtotal - Maintenance & Repair	(3) 56.89	9.6	(5) 74.21	23.8	(5) 26.79	10.4	(2) 84.16	20.8	(4) 35.96	10.1
Cost of Extra Services	(-) -	-	(1) 1.25	.3	(1) 1.82	1.0	(-) -	-	(-) -	-
Insurance	(1) 1.45	.3	(5) 5.25	1.7	(5) 5.24	2.0	(2) 4.31	1.1	(2) 4.07	1.2
Taxes, Fees & Permits	(3) 59.23	10.0	(6) 49.86	16.2	(4) 31.57	12.3	(2) 63.75	15.8	(4) 53.55	15.0
Grand Total - All Expenses	(3) 260.34	43.7	(6) 169.86	55.1	(5) 107.16	41.5	(2) 251.93	62.3	(4) 155.85	43.6
Net Operating Income	(3)$290.83	48.8%	(6)$122.27	23.3%	(5)$138.09	53.5%	(2)$148.73	36.8%	(4)$172.31	48.2%

SUMMARY 4 WALK-UP BUILDINGS — UNDER 25 UNITS

Income and Operating Costs by Age Groups

(a) Per Room Per Annum
(b) Per cent of Gross Possible Income

	1946 to Date (a)	(b)	1931 to 1945 (a)	(b)	1921 to 1930 (a)	(b)	1920 or Before (a)	(b)	Total (a)	(b)
Number of Buildings	50		23		87		35		195	
Number of Rentable Rooms	2426		797		4659		1432		9314	
Number of Apartments	707		236		1344		376		2663	
INCOME										
Rents-Unfurnished Apartments	(38)$394.68		(21)$296.35		(75)$255.97		(32)$198.72		(166)$284.28	
Rents-Furnished Apartments	(13) 444.33		(3) 450.58		(14) 343.22		(5) 294.64		(35) 373.31	
Rents-Garages	(10) 16.39		(4) 11.22		(15) 5.81		(5) 30.49		(34) 11.76	
Rents-Stores & Offices	(-) -		(1) 133.33		(3) 123.13		(6) 255.02		(10) 210.85	
Total Rental Income	(50) 394.48		(23) 315.37		(87) 270.59		(34) 256.44		(194) 304.59	
Extra Services Billed & Misc. Income	(10) 3.00		(5) 1.89		(19) 1.97		(5) .52		(39) 2.04	
Gross Possible Income	(50) 395.29		(23) 315.99		(87) 271.07		(34) 256.57		(194) 305.11	
Deduct: for Vacancies & Delinq. Rents	(39) 26.92		(15) 17.71		(63) 11.02		(20) 14.75		(137) 16.44	
Actual Collections	(50) 374.87		(23) 304.46		(87) 263.11		(34) 245.99		(194) 293.20	
EXPENSES										
Janitor & Cleaning Supplies	(45) 16.44	4.3%	(16) 18.48	5.6%	(75) 19.58	4.9%	(30) 16.54	6.3%	(166) 18.20	4.9%
Electricity, Gas & Water	(47) 17.11	4.3	(23) 12.84	4.1	(85) 13.01	3.3	(35) 15.96	6.2	(190) 14.49	4.0
Fuel & Ash Removal	(21) 23.35	5.4	(16) 21.84	6.7	(61) 21.67	5.1	(28) 21.83	7.8	(126) 22.03	5.6
Air Conditioning Power	(3) 7.70	1.3	(-) -	-	(1) .28	.1	(2) 3.44	1.0	(6) 3.27	.8
Management & Administrative	(50) 25.06	6.4	(23) 17.55	5.6	(85) 17.74	4.5	(34) 17.29	6.7	(192) 19.58	5.3
Elevator, Doormen & Tenant Service	(-) -	-	(1) 3.33	1.1	(4) 2.53	.9	(-) -	-	(5) 2.68	1.0
Subtotal - Operating Expenses	(50) 68.57	17.5	(23) 62.79	19.9	(87) 65.36	16.7	(35) 66.15	25.6	(195) 66.10	18.1
Ext. Maintenance, Repair & Painting	(24) 8.05	2.4	(13) 7.34	2.3	(51) 9.39	2.9	(26) 9.12	3.7	(114) 8.88	2.9
Tenant Space Decorating	(32) 15.99	4.0	(17) 7.89	2.4	(62) 12.55	4.0	(23) 10.10	4.1	(134) 12.44	3.8
Tenant Space Maintenance & Repair	(44) 10.19	2.6	(19) 10.34	3.2	(71) 13.17	3.2	(29) 13.62	5.4	(163) 12.24	3.3
Public Space Decorating	(7) 6.92	1.9	(3) 1.62	.5	(9) 10.42	1.0	(4) 4.12	1.6	(23) 7.45	1.2
Public Space Maintenance & Repair	(14) 7.93	1.9	(14) 2.90	1.0	(45) 6.64	1.3	(13) 3.37	1.1	(86) 5.97	1.4
Elevator Maintenance & Repair	(3) .80	.3	(-) -	-	(-) -	-	(-) -	-	(3) .80	.3
Other Mechanical Equipment Repair	(24) 4.14	1.2	(9) 13.97	3.9	(43) 6.83	2.0	(24) 4.87	1.9	(100) 6.40	2.0
Furnishings Maintenance & Repair	(14) 6.34	1.6	(3) 29.76	7.5	(26) 6.83	1.0	(5) 5.71	1.9	(48) 7.93	1.4
Grounds Upkeep	(24) 3.43	.9	(6) 4.50	1.1	(29) 3.68	.6	(9) 2.65	1.4	(68) 3.53	.8
Subtotal - Maintenance & Repair	(49) 31.66	8.0	(23) 39.85	12.6	(86) 40.02	10.2	(34) 36.04	14.0	(192) 37.23	10.2
Cost of Extra Services	(3) 4.08	1.1	(-) -	-	(13) 3.41	1.1	(2) 2.93	1.4	(18) 3.52	1.1
Insurance	(35) 8.58	2.0	(18) 6.24	1.9	(78) 5.95	1.5	(30) 8.33	3.2	(161) 6.93	1.8
Taxes, Fees & Permits	(42) 69.06	16.6	(19) 39.53	12.1	(80) 39.78	10.0	(34) 33.06	12.7	(175) 45.81	12.1
Grand Total - All Expenses	(50) 166.36	42.2	(23) 143.97	45.6	(87) 148.79	38.0	(35) 142.13	55.0	(195) 151.93	41.6
Net Operating Income	(50)$208.51	50.0%	(23)$160.49	50.8%	(87)$114.32	29.2%	(34)$105.16	41.0%	(194)$141.45	38.1%

SUMMARY 5

WALK-UP BUILDINGS — 25 UNITS OR MORE

Income and Operating Costs by Cities

(a) Per Room Per Annum
(b) Per cent of Gross Possible Income

	Boston Hartford			Chicago Indianapolis Lansing			Cincinnati Cleveland Dayton			Denver			Los Angeles		
	(a)		(b)	(a)		(b)	(a)		(b)	(a)		(b)	(a)		(b)
Number of Buildings	15			36			12			8			10		
Number of Rentable Rooms	1505			7874			1627			607			1493		
Number of Apartments	551			1988			509			275			461		
INCOME															
Rents-Unfurnished Apartments	(15)	$310.42		(35)	$316.59		(12)	$213.38		(1)	$216.93		(4)	$306.08	
Rents-Furnished Apartments	(-)	-		(-)	-		(3)	404.24		(7)	444.62		(9)	387.54	
Rents-Garages	(-)	-		(2)	21.01		(3)	7.06		(2)	10.46		(2)	11.56	
Rents-Stores & Offices	(-)	-		(5)	8.13		(2)	69.26		(-)	-		(-)	-	
Total Rental Income	(15)	310.42		(35)	328.35		(12)	234.35		(8)	416.48		(10)	345.65	
Extra Services Billed & Misc. Income	(5)	1.03		(14)	8.89		(3)	1.02		(1)	.95		(3)	4.66	
Gross Possible Income	(15)	310.71		(35)	334.05		(12)	234.57		(8)	416.63		(10)	348.07	
Deduct: for Vacancies & Delinq. Rents	(2)	1.85		(28)	5.97		(12)	5.11		(6)	9.78		(10)	18.62	
Actual Collections	(15)	310.49		(35)	328.70		(12)	229.46		(8)	409.17		(10)	329.45	
EXPENSES															
Janitor & Cleaning Supplies	(15)	33.44	10.8%	(36)	35.37	10.6%	(12)	9.84	4.2%	(8)	28.47	6.8%	(7)	17.57	4.2%
Electricity, Gas & Water	(15)	8.10	2.6	(36)	9.83	3.0	(12)	12.71	5.4	(8)	31.56	7.6	(10)	15.18	4.4
Fuel & Ash Removal	(15)	25.39	8.2	(36)	22.25	6.3	(7)	23.36	7.7	(8)	6.24	1.5	(7)	3.12	.9
Air Conditioning Power	(-)	-	-	(1)	2.54	.7	(-)	-	-	(-)	-	-	(-)	-	-
Management & Administrative	(15)	20.15	6.5	(36)	21.80	6.5	(12)	27.06	11.6	(8)	21.46	5.2	(10)	21.05	6.1
Elevator, Doormen & Tenant Service	(-)	-	-	(-)	-	-	(-)	-	-	(-)	-	-	(3)	10.42	2.6
Subtotal - Operating Expenses	(15)	87.08	28.0	(36)	89.27	26.4	(12)	61.87	26.4	(8)	87.73	21.1	(10)	48.70	14.0
Ext. Maintenance, Repair & Painting	(14)	15.39	5.0	(19)	4.87	1.2	(9)	3.76	1.7	(7)	2.06	.5	(7)	26.86	8.2
Tenant Space Decorating	(15)	8.69	2.8	(31)	17.18	5.2	(9)	13.02	5.8	(8)	12.26	2.9	(6)	20.54	5.0
Tenant Space Maintenance & Repair	(4)	10.30	3.4	(30)	10.56	3.2	(9)	13.41	6.0	(8)	5.64	1.4	(8)	12.54	3.3
Public Space Decorating	(3)	5.70	1.9	(11)	4.65	1.4	(1)	.57	.2	(2)	.63	.2	(4)	6.06	2.0
Public Space Maintenance & Repair	(3)	1.19	.4	(16)	2.09	.6	(1)	3.54	.9	(4)	.64	.1	(6)	2.40	.6
Elevator Maintenance & Repair	(-)	-	-	(-)	-	-	(-)	-	-	(-)	-	-	(-)	-	-
Other Mechanical Equipment Repair	(3)	2.50	.8	(22)	8.52	2.5	(9)	4.81	2.1	(8)	7.94	1.9	(3)	10.31	2.5
Furnishings Maintenance & Repair	(-)	-	-	(3)	1.24	.4	(3)	.92	.3	(8)	11.71	2.8	(9)	10.41	2.6
Grounds Upkeep	(3)	.74	.3	(12)	1.11	.3	(9)	1.99	.9	(6)	2.62	.6	(10)	6.89	2.0
Subtotal - Maintenance & Repair	(15)	27.00	8.7	(36)	42.09	12.6	(12)	32.66	14.0	(8)	41.66	10.0	(10)	54.60	15.7
Cost of Extra Services	(-)	-	-	(3)	9.68	3.0	(-)	-	-	(-)	-	-	(2)	4.46	1.4
Insurance	(15)	7.68	2.5	(34)	6.69	1.9	(12)	3.10	1.3	(8)	2.44	.6	(10)	9.92	2.9
Taxes, Fees & Permits	(15)	72.09	23.2	(36)	52.58	15.5	(12)	23.82	10.2	(8)	59.03	14.2	(10)	46.06	13.3
Grand Total - All Expenses	(15)	193.85	62.4	(36)	194.21	57.2	(12)	121.45	51.8	(8)	190.86	45.9	(10)	161.31	46.3
Net Operating Income	(15)	$116.64	37.6%	(35)	$136.75	40.7%	(12)	$108.01	46.0%	(8)	$218.31	52.4%	(10)	$168.14	48.3%

SUMMARY 5 continued

WALK-UP BUILDINGS — 25 UNITS OR MORE

Income and Operating Costs by Cities

(a) Per Room Per Annum
(b) Per cent of Gross Possible Income

	Miami Gainesville Atlanta			Milwaukee Minneapolis Superior			New York City			Omaha			Philadelphia New Jersey		
	(a)		(b)	(a)		(b)	(a)		(b)	(a)		(b)	(a)		(b)
Number of Buildings	3			3			5			4			6		
Number of Rentable Rooms	490			329			571			1055			832		
Number of Apartments	134			93			160			536			218		
INCOME															
Rents-Unfurnished Apartments	(2)$242.47			(3)$412.64			(5)$165.84			(1)$120.72			(6)$288.47		
Rents-Furnished Apartments	(2) 244.45			(-) -			(-) -			(1) 289.54			(-) -		
Rents-Garages	(-) -			(1) 43.20			(-) -			(-) -			(1) 7.30		
Rents-Stores & Offices	(-) -			(1) 46.43			(3) 52.20			(-) -			(-) -		
Total Rental Income	(3) 243.43			(3) 445.50			(5) 198.20			(3) 417.40			(6) 290.03		
Extra Services Billed & Misc. Income	(1) .07			(2) .54			(1) .98			(3) .34			(2) 1.07		
Gross Possible Income	(3) 243.46			(3) 445.78			(5) 198.42			(3) 417.74			(6) 290.42		
Deduct: for Vacancies & Delinq. Rents	(3) 19.35			(2) 22.36			(1) 4.77			(3) 14.92			(2) 3.78		
Actual Collections	(3) 224.11			(3) 429.20			(5) 197.35			(3) 402.82			(6) 288.32		
EXPENSES															
Janitor & Cleaning Supplies	(3) 8.83		3.6%	(3) 35.87		8.1%	(5) 16.00		8.1%	(4) 27.83		7.1%	(6) 15.97		5.5%
Electricity, Gas & Water	(3) 14.20		5.8	(2) 11.60		3.8	(5) 6.94		3.5	(4) 14.93		3.8	(6) 11.14		3.8
Fuel & Ash Removal	(-) -		-	(2) 21.63		7.0	(5) 18.85		9.5	(4) 19.94		5.1	(6) 23.74		8.2
Air Conditioning Power	(-) -		-	(-) -		-	(-) -		-	(1) 20.28		3.9	(-) -		-
Management & Administrative	(3) 11.26		4.6	(3) 32.99		7.4	(5) 8.28		4.2	(4) 38.72		9.9	(6) 16.67		5.7
Elevator, Doormen & Tenant Service	(-) -		-	(-) -		-	(-) -		-	(1) 16.63		3.2	(-) -		-
Subtotal - Operating Expenses	(3) 34.29		14.1	(3) 85.93		19.3	(5) 50.07		25.2	(4) 122.24		31.1	(6) 67.52		23.3
Ext. Maintenance, Repair & Painting	(3) 5.50		2.3	(1) 4.33		1.0	(5) 12.35		6.2	(2) 4.88		1.0	(4) 10.56		3.7
Tenant Space Decorating	(1) 5.95		2.2	(2) 3.78		1.2	(5) 4.75		2.4	(3) 13.90		3.3	(3) 15.95		5.8
Tenant Space Maintenance & Repair	(3) 21.82		9.0	(3) 13.69		3.1	(5) 5.50		2.8	(3) 7.97		1.9	(4) 6.11		2.2
Public Space Decorating	(-) -		-	(1) 2.99		1.6	(4) 5.00		2.9	(3) 1.91		.5	(2) 2.00		.7
Public Space Maintenance & Repair	(1) .57		.2	(1) .93		.2	(3) 2.95		1.3	(1) 9.96		4.6	(3) 3.01		.9
Elevator Maintenance & Repair	(-) -		-	(-) -		-	(-) -		-	(-) -		-	(-) -		-
Other Mechanical Equipment Repair	(2) .57		.2	(2) 9.81		.4	(5) 3.18		1.6	(3) 9.12		2.1	(3) 7.68		2.2
Furnishings Maintenance & Repair	(2) 2.86		1.2	(1) 2.46		1.3	(-) -		-	(1) 7.39		1.4	(1) 6.72		3.8
Grounds Upkeep	(2) .80		.3	(1) .39		.1	(-) -		-	(2) 3.44		.8	(3) 2.06		.6
Subtotal - Maintenance & Repair	(3) 31.18		12.8	(3) 23.52		5.3	(5) 31.62		16.0	(4) 40.50		10.3	(6) 34.11		11.8
Cost of Extra Services	(2) .74		.3	(-) -		-	(-) -		-	(1) 5.88		1.1	(-) -		-
Insurance	(3) 5.51		2.3	(3) 10.65		2.4	(5) 11.26		5.7	(4) 4.24		1.1	(4) 8.26		3.0
Taxes, Fees & Permits	(3) 38.23		15.8	(3) 87.25		19.6	(5) 36.48		18.4	(4) 39.07		9.9	(6) 49.85		17.2
Grand Total - All Expenses	(3) 109.62		45.0	(3) 207.35		46.6	(5) 129.43		65.2	(4) 209.37		53.3	(6) 158.12		54.4
Net Operating Income	(3)$114.49		47.0%	(3)$221.85		49.8%	(5)$ 67.92		34.2%	(3)$180.88		43.3%	(6)$130.20		44.8%

SUMMARY 5 continued

WALK-UP BUILDINGS — 25 UNITS OR MORE

Income and Operating Costs by Cities

(a) Per Room Per Annum
(b) Per Cent of Gross Possible Income

	Portland		Richmond Hampton Norfolk High Point		St. Louis		Seattle Vancouver Burlingame		Washington, D. C. Baltimore	
	(a)	(b)	(a)	(b)	(a)	(b)	(a)	(b)	(a)	(b)
Number of Buildings	7		7		4		3		3	
Number of Rentable Rooms	516		4669		495		307		1589	
Number of Apartments	219		1292		163		100		417	
INCOME										
Rents-Unfurnished Apartments	(-) -		(5)$248.43		(4)$314.20		(2)$326.89		(3)$274.36	
Rents-Furnished Apartments	(5)$287.10		(-) -		(-) -		(1) 438.51		(-) -	
Rents-Garages	(1) 24.00		(-) -		(3) 7.20		(2) 9.56		(1) 2.34	
Rents-Stores & Offices	(1) 41.90		(-) -		(-) -		(-) -		(1) 3.12	
Total Rental Income	(7) 308.69		(7) 271.54		(4) 318.56		(3) 384.99		(3) 279.19	
Extra Services Billed & Misc. Income	(1) 4.04		(7) 5.75		(3) 3.49		(1) 7.77		(2) 4.81	
Gross Possible Income	(7) 309.39		(7) 277.29		(4) 321.21		(3) 389.62		(3) 283.63	
Deduct: for Vacancies & Delinq. Rents	(6) 11.85		(7) 6.74		(3) 4.37		(2) 12.92		(3) 1.32	
Actual Collections	(7) 298.83		(7) 270.55		(4) 317.89		(3) 379.73		(3) 282.31	
EXPENSES										
Janitor & Cleaning Supplies	(7) 22.40	7.2%	(7) 4.87	1.8%	(4) 16.47	5.1%	(2) 19.16	4.7%	(3) 17.00	6.0%
Electricity, Gas & Water	(7) 8.67	2.8	(7) 18.22	6.6	(4) 23.19	7.2	(3) 13.21	3.4	(3) 11.40	4.0
Fuel & Ash Removal	(7) 22.64	7.3	(7) 19.55	7.1	(4) 16.69	5.2	(3) 21.68	5.6	(2) 20.40	7.0
Air Conditioning Power	(-) -	-	(-) -	-	(-) -	-	(-) -	-	(1) 25.00	14.8
Management & Administrative	(7) 19.04	6.2	(7) 24.78	9.0	(4) 16.16	5.0	(3) 21.18	5.4	(3) 23.45	8.3
Elevator, Doormen & Tenant Service	(1) 8.51	2.5	(-) -	-	(-) -	-	(-) -	-	(-) -	-
Subtotal - Operating Expenses	(7) 74.21	24.0	(7) 67.42	24.3	(4) 72.51	22.6	(3) 70.73	18.2	(3) 72.59	25.6
Ext. Maintenance, Repair & Painting	(5) 3.08	1.0	(6) 2.28	.9	(2) 1.79	.6	(1) 8.12	1.8	(-) -	-
Tenant Space Decorating	(6) 14.17	4.4	(7) 6.09	2.2	(2) 9.35	2.6	(3) 10.69	2.7	(1) 8.61	3.0
Tenant Space Maintenance & Repair	(7) 8.51	2.8	(7) 16.47	5.9	(2) 4.91	1.3	(3) 10.92	2.8	(-) -	-
Public Space Decorating	(1) 26.28	7.6	(-) -	-	(-) -	-	(2) 9.16	2.3	(-) -	-
Public Space Maintenance & Repair	(1) 10.82	3.1	(2) .43	.2	(3) 2.11	.6	(3) 5.91	1.5	(-) -	-
Elevator Maintenance & Repair	(-) -	-	(-) -	-	(-) -	-	(-) -	-	(-) -	-
Other Mechanical Equipment Repair	(6) 5.97	1.9	(7) 6.60	2.4	(2) 6.06	2.0	(2) 5.71	1.4	(1) 1.51	.5
Furnishings Maintenance & Repair	(7) 8.69	2.8	(6) 1.77	.6	(1) .26	.1	(2) 6.28	1.5	(1) 11.75	4.0
Grounds Upkeep	(1) 3.97	1.1	(7) 3.19	1.2	(2) 1.62	.5	(1) 4.71	1.1	(1) 1.22	.4
Subtotal - Maintenance & Repair	(7) 44.57	14.4	(7) 36.30	13.1	(3) 17.77	7.9	(3) 49.30	12.7	(3) 25.74	9.1
Cost of Extra Services	(1) 2.70	.8	(5) .15	.1	(1) .14	.1	(1) 8.12	1.8	(1) .72	.3
Insurance	(7) 3.53	1.1	(7) 4.83	1.7	(4) 2.92	.9	(3) 6.19	1.6	(3) 3.42	1.2
Taxes, Fees & Permits	(7) 45.43	14.7	(7) 25.50	9.2	(3) 32.16	12.0	(3) 42.88	11.0	(3) 37.45	13.2
Grand Total - All Expenses	(7) 168.21	54.4	(7) 134.17	48.4	(4) 108.41	33.8	(3) 172.97	44.4	(3) 139.83	49.3
Net Operating Income	(7)$130.62	42.2%	(7)$136.38	49.2%	(4)$209.48	65.2%	(3)$206.76	53.1%	(3)$142.48	50.2%

SUMMARY 6

WALK-UP BUILDINGS — 25 UNITS OR MORE

Income and Operating Costs by Age Groups

(a) Per Room Per Annum
(b) Per cent of Gross Possible Income

	1946 to Date		1931 to 1945		1921 to 1930		1920 or Before		Total	
	(a)	(b)	(a)	(b)	(a)	(b)	(a)	(b)	(a)	(b)
Number of Buildings	15		16		72		23		126	
Number of Rentable Rooms	4687		4690		10952		3630		23959	
Number of Apartments	1253		1345		3248		1270		7116	
INCOME										
Rents-Unfurnished Apartments	(9)$301.34		(10)$268.61		(61)$306.87		(18)$212.95		(98)$286.88	
Rents-Furnished Apartments	(9) 395.33		(5) 405.06		(11) 362.50		(3) 269.34		(28) 367.06	
Rents-Garages	(6) 8.23		(4) 7.49		(8) 19.00		(-) -		(18) 14.05	
Rents-Stores & Offices	(1) 3.12		(-) -		(10) 14.64		(2) 53.57		(13) 13.33	
Total Rental Income	(15) 320.26		(16) 288.02		(71) 322.32		(22) 277.61		(124) 308.61	
Extra Services Billed & Misc. Income	(6) 5.49		(7) 5.06		(32) 7.00		(5) .38		(50) 5.70	
Gross Possible Income	(15) 324.43		(16) 291.90		(71) 326.75		(22) 277.73		(124) 312.26	
Deduct: for Vacancies & Delinq. Rent	(14) 10.10		(14) 7.43		(43) 5.38		(19) 11.00		(90) 7.76	
Actual Collections	(15) 314.61		(16) 284.85		(71) 322.73		(22) 267.73		(124) 305.61	
EXPENSES										
Janitor & Cleaning Supplies	(13) 15.42	4.7%	(15) 9.98	3.4%	(71) 30.34	8.5%	(23) 21.69	7.6%	(122) 22.35	6.8%
Electricity, Gas & Water	(14) 16.09	5.1	(16) 16.13	5.5	(72) 11.29	3.1	(23) 11.31	4.1	(125) 13.16	4.1
Fuel & Ash Removal	(11) 13.80	4.4	(15) 20.69	7.1	(71) 21.25	5.9	(16) 23.84	6.4	(113) 20.07	5.9
Air Conditioning Power	(-) -	-	(-) -	-	(1) 2.54	.7	(2) 21.07	4.6	(3) 18.82	4.2
Management & Administrative	(15) 25.00	7.7	(16) 22.52	7.7	(72) 21.06	5.9	(23) 24.83	8.9	(126) 22.69	6.9
Elevator, Doormen & Tenant Service	(1) 6.21	1.4	(2) 12.64	3.7	(1) 8.51	2.5	(1) 16.63	3.2	(5) 14.25	3.0
Subtotal - Operating Expenses	(15) 65.88	20.3	(16) 69.10	23.7	(72) 83.49	23.2	(23) 82.15	28.6	(126) 77.02	23.4
Ext. Maintenance, Repair & Painting	(10) 13.28	4.3	(11) 2.01	.7	(50) 6.95	2.2	(13) 6.50	1.5	(84) 6.78	2.1
Tenant Space Decorating	(11) 10.71	3.3	(13) 8.97	3.1	(59) 14.56	3.9	(19) 11.37	4.3	(102) 12.23	3.7
Tenant Space Maintenance & Repair	(12) 15.10	4.4	(15) 13.49	4.6	(51) 10.95	2.9	(18) 9.55	3.6	(96) 11.92	3.6
Public Space Decorating	(1) .56	.2	(5) 4.46	1.5	(59) 4.71	1.2	(6) 4.06	.9	(71) 4.47	1.2
Public Space Maintenance & Repair	(5) 2.61	.6	(8) 1.23	.4	(31) 2.32	.6	(4) 5.57	2.7	(48) 2.32	.6
Elevator Maintenance & Repair	(-) -	-	(-) -	-	(-) -	-	(-) -	-	(-) -	-
Other Mechanical Equipment Repair	(7) 3.64	1.2	(12) 7.20	2.4	(43) 7.96	2.4	(16) 5.64	1.9	(78) 6.68	2.1
Furnishings Maintenance & Repair	(12) 6.98	2.2	(12) 3.46	1.2	(17) 5.69	1.7	(4) 6.21	1.5	(45) 5.35	1.7
Grounds Upkeep	(14) 3.44	1.1	(11) 3.39	1.2	(26) 1.19	.4	(9) 2.86	1.1	(60) 2.56	.8
Subtotal - Maintenance & Repair	(15) 36.26	11.2	(15) 37.32	12.7	(72) 38.84	11.0	(23) 36.78	12.9	(125) 37.73	11.5
Cost of Extra Services	(5) 1.20	.4	(4) .41	.2	(5) 8.35	2.6	(3) 7.98	1.7	(17) 3.93	1.3
Insurance	(15) 5.98	1.8	(16) 5.22	1.8	(68) 5.93	1.7	(23) 6.80	2.1	(122) 5.93	1.8
Taxes, Fees & Permits	(15) 43.03	13.3	(16) 36.03	12.3	(71) 51.08	14.4	(23) 33.48	11.0	(125) 43.83	13.4
Grand Total - All Expenses	(15) 152.02	46.9	(16) 146.94	50.3	(72) 180.76	50.9	(23) 161.00	54.7	(126) 165.52	50.5
Net Operating Income	(15)$162.59	50.1%	(16)$137.91	47.3%	(71)$141.17	39.6%	(22)$113.64	40.4%	(124)$140.77	43.1%

SUMMARY 7

GARDEN TYPE BUILDINGS

Income and Operating Costs by Cities

(a) Per Room Per Annum
(b) Per cent of Gross Possible Income

	Birmingham Tuscaloosa Chattanooga Jackson (a)	(b)	Boston Hartford (a)	(b)	Charleston (a)	(b)	Chicago Detroit (a)	(b)	Cincinnati Cleveland Akron Pittsburgh (a)	(b)
Number of Buildings	7		2		5		4		6	
Number of Rentable Rooms	1450		948		188		2528		2052	
Number ot Apartments	371		226		47		621		501	
INCOME										
Rents-Unfurnished Apartments	(7)$177.72		(2)$405.57		(5)$259.46		(3)$268.88		(6)$232.16	
Rents-Furnished Apartments	(-) -		(-) -		(-) -		(1) 300.63		(-) -	
Rents-Garages	(-) -		(1) 16.73		(-) -		(-) -		(-) -	
Rents-Stores & Offices	(-) -		(-) -		(-) -		(-) -		(-) -	
Total Rental Income	(7) 177.72		(2) 415.06		(5) 259.46		(3) 272.08		(6) 232.16	
Extra Services Billed and Misc. Income	(1) 5.37		(1) 1.71		(2) 4.13		(1) 1.13		(3) 1.56	
Gross Possible Income	(7) 178.60		(2) 415.80		(5) 260.51		(3) 272.27		(6) 233.53	
Deduct: for Vacancies and Delinq. Rents	(7) 13.92		(1) 2.07		(5) 9.32		(3) 11.41		(6) 26.95	
Actual Collections	(7) 164.68		(2) 414.91		(5) 251.19		(3) 260.86		(6) 206.58	
EXPENSES										
Janitor & Cleaning Supplies	(7) 9.16	5.1%	(2) 38.46	9.3%	(3) .56	.2%	(2) 34.57	11.1%	(6) 9.02	3.9%
Electricity, Gas & Water	(6) 5.87	3.2	(2) 12.90	3.1	(3) 1.25	.5	(4) 11.27	6.1	(6) 13.14	5.6
Fuel & Ash Removal	(-) -	-	(2) 27.21	6.5	(3) 3.50	1.3	(2) 17.13	5.5	(2) 7.34	3.0
Air Conditioning Power	(-) -	-	(1) 19.76	5.8	(-) -	-	(-) -	-	(-) -	-
Management & Administrative	(7) 14.09	7.9	(1) 33.73	7.1	(5) 13.61	5.2	(4) 11.14	5.5	(6) 13.41	5.7
Elevator, Doormen & Tenant Service	(-) -	-	(-) -	-	(-) -	-	(-) -	-	(-) -	-
Subtotal - Operating Expenses	(7) 28.72	16.1	(2) 106.25	25.6	(5) 17.56	6.7	(4) 27.89	22.3	(6) 41.92	18.0
Ext. Maintenance, Repair & Painting	(5) 12.72	7.4	(2) 2.24	.5	(4) 27.49	10.5	(3) 14.49	1.6	(4) 2.01	.9
Tenant Space Decorating	(4) 4.36	2.2	(2) 3.81	.9	(5) 22.59	8.7	(3) 9.22	3.4	(6) 4.44	1.9
Tenant Space Maintenance & Repair	(5) 5.95	3.8	(1) 1.43	.4	(5) 14.82	5.7	(3) 7.98	2.9	(6) 3.10	1.3
Public Space Decorating	(2) .35	.2	(-) -	-	(-) -	-	(1) 8.45	2.0	(1) .04	.2
Public Space Maintenance & Repair	(-) -	-	(1) 8.44	1.8	(-) -	-	(-) -	-	(2) .76	.3
Elevator Maintenance & Repair	(-) -	-	(-) -	-	(-) -	-	(-) -	-	(-) -	-
Other Mechanical Equipment Repair	(3) 4.68	3.1	(2) 4.96	1.2	(2) 3.75	1.5	(-) -	-	(4) 3.25	1.5
Furnishings Maintenance & Repair	(-) -	-	(1) 16.83	4.9	(-) -	-	(2) 8.09	1.4	(1) .53	.2
Grounds Upkeep	(2) .36	.2	(1) 1.59	.5	(5) 6.35	2.4	(2) 2.36	.9	(6) 1.80	.8
Subtotal, Maintenance & Repair	(7) 18.99	10.6	(2) 24.38	5.9	(5) 68.81	26.4	(4) 24.97	9.1	(6) 13.39	5.7
Cost of Extra Services	(1) 4.34	3.5	(-) -	-	(-) -	-	(-) -	-	(-) -	-
Insurance	(7) 10.03	5.6	(2) 4.38	1.1	(5) 3.35	1.3	(4) 15.18	1.9	(5) 4.04	1.7
Taxes, Fees & Permits	(6) 25.40	12.3	(2) 103.48	24.9	(5) 29.10	11.2	(4) 28.60	16.8	(6) 32.12	13.8
Grand Total - All Expenses	(7) 75.82	42.5	(2) 238.49	57.4	(5) 118.82	45.6	(4) 96.63	50.0	(6) 91.43	39.2
Net Operating Income	(7)$ 88.86	49.8%	(2)$188.02	42.4%	(5)$132.37	50.8%	(3)$124.73	45.9%	(6)$115.15	49.3%

SUMMARY 7 continued

GARDEN TYPE BUILDINGS

Income and Operating Costs by Cities

(a) Per Room Per Annum
(b) Per cent of Gross Possible Income

	Dallas El Paso Shreveport (a)	(b)	Denver (a)	(b)	Elizabeth Caldwell Englewood Teaneck (a)	(b)	Jacksonville Miami Tampa (a)	(b)	Los Angeles (a)	(b)
Number of Buildings	3		3		7		4		8	
Number of Rentable Rooms	1231		1009		1231		406		675	
Number of Apartments	252		251		309		112		213	
INCOME										
Rents-Unfurnished Apartments	(3)$208.71		(2)$339.19		(6)$344.99		(2)$238.06		(5)$310.29	
Rents-Furnished Apartments	(2) 239.16		(1) 295.45		(-) -		(1) 400.00		(5) 467.67	
Rents-Garages	(-) -		(1) 16.86		(2) 9.63		(-) -		(2) 5.73	
Rents-Stores & Offices	(-) -		(-) -		(-) -		(-) -		(2) 117.46	
Total Rental Income	(3) 214.55		(3) 346.91		(6) 351.72		(4) 268.08		(8) 432.85	
Extra Services Billed & Misc. Income	(3) 1.53		(-) -		(1) 3.49		(-) -		(3) 3.26	
Gross Possible Income	(3) 216.08		(3) 346.91		(6) 352.07		(4) 268.08		(8) 433.96	
Deduct: for Vacancies & Delinq. Rents	(3) 30.63		(3) 8.73		(3) 4.06		(4) 22.52		(6) 36.42	
Actual Collections	(3) 185.45		(3) 338.18		(6) 349.33		(4) 245.56		(8) 402.56	
EXPENSES										
Janitor & Cleaning Supplies	(2) 5.63	2.6%	(3) 15.64	4.5%	(6) 22.17	6.8%	(4) 14.81	5.6%	(7) 14.54	3.3%
Electricity, Gas & Water	(3) 4.77	2.2	(3) 19.44	5.6	(7) 9.44	2.9	(4) 8.19	3.1	(8) 16.25	3.7
Fuel & Ash Removal	(-) -	-	(3) 1.06	.3	(6) 17.78	5.4	(-) -	-	(2) 8.84	1.9
Air Conditioning Power	(-) -	-	(-) -	-	(-) -	-	(-) -	-	(-) -	-
Management & Administrative	(3) 15.03	7.0	(3) 30.55	8.8	(7) 16.77	5.1	(4) 14.36	5.4	(7) 28.48	6.5
Elevator, Doormen & Tenant Service	(-) -	-	(-) -	-	(1) 2.90	.9	(-) -	-	(1) 16.86	3.2
Subtotal - Operating Expenses	(3) 25.26	11.7	(3) 66.69	19.2	(7) 65.12	19.7	(4) 37.36	14.0	(8) 65.01	15.0
Ext. Maintenance, Repair & Painting	(1) 2.68	1.4	(1) 5.95	1.6	(6) 4.75	1.5	(3) 11.38	4.6	(5) 4.87	1.1
Tenant Space Decorating	(2) 8.56	4.0	(3) 11.16	3.2	(4) 8.74	2.5	(2) .32	.1	(6) 17.91	3.9
Tenant Space Maintenance & Repair	(3) 7.35	3.4	(2) 8.02	2.8	(6) 6.59	1.9	(4) 1.74	.7	(6) 14.42	3.7
Public Space Decorating	(-) -	-	(1) 1.97	.7	(3) 1.81	.5	(1) 5.15	.3	(1) 3.21	.6
Public Space Maintenance & Repair	(1) 7.41	1.2	(-) -	-	(4) 2.59	.8	(2) 1.16	.5	(4) 7.12	1.5
Elevator Maintenance & Repair	(-) -	-	(-) -	-	(-) -	-	(-) -	-	(-) -	-
Other Mechanical Equipment Repair	(-) -	-	(2) 8.28	2.3	(5) 1.91	.6	(1) .23	.1	(3) 5.75	1.2
Furnishings Maintenance & Repair	(2) .25	.1	(1) 1.35	.5	(-) -	-	(-) -	-	(3) 9.06	1.9
Grounds Upkeep	(3) 5.56	2.6	(3) 7.94	2.3	(7) 5.40	1.6	(4) 1.27	.5	(7) 7.14	1.6
Subtotal, Maintenance & Repair	(3) 24.26	11.2	(3) 33.04	9.5	(7) 26.52	8.0	(4) 14.64	5.5	(8) 43.96	10.1
Cost of Extra Services	(-) -	-	(-) -	-	(1) .21	.1	(1) 1.80	.9	(2) 3.83	.8
Insurance	(3) 6.62	3.1	(3) 5.50	1.6	(7) 4.70	1.4	(3) 4.56	1.3	(8) 6.67	1.5
Taxes, Fees & Permits	(3) 27.59	12.8	(3) 47.53	13.7	(6) 80.02	24.1	(4) 19.44	7.3	(8) 51.69	11.9
Grand Total - All Expenses	(3) 83.73	38.8	(3) 152.76	44.0	(7) 172.82	52.2	(4) 74.37	27.8	(8) 169.46	39.1
Net Operating Income	(3)$101.72	47.1%	(3)$185.42	53.5%	(6)$174.48	49.6%	(4)$171.19	63.9%	(8)$233.10	53.7%

SUMMARY 7 continued

GARDEN TYPE BUILDINGS

Income and Operating Costs by Cities

(a) Per Room Per Annum
(b) Per cent of Gross Possible Income

	Omaha Winnipeg		Portland Spokane San Mateo		Richmond Hampton Newport News Rome, Ga. Columbia, S. C.		St. Louis		Washington, D. C. Baltimore Arlington Silver Springs	
	(a)	(b)	(a)	(b)	(a)	(b)	(a)	(b)	(a)	(b)
Number of Buildings	5		3		9		3		12	
Number of Rentable Rooms	1799		398		6891		396		8494	
Number of Apartments	496		98		1593		126		2027	
INCOME										
Rents-Unfurnished Apartments	(5)$306.25		(3)$294.88		(9)$167.65		(3)$295.80		(12)$257.61	
Rents-Furnished Apartments	(-) -		(1) 264.23		(-) -		(-) -		(2) 114.38	
Rents-Garages	(-) -		(2) 14.07		(-) -		(-) -		(2) 1.55	
Rents-Stores & Offices	(-) -		(-) -		(1) 8.65		(-) -		(1) 130.29	
Total Rental Income	(5) 306.25		(3) 305.60		(9) 170.77		(3) 295.80		(12) 252.91	
Extra Services Billed & Misc. Income	(3) 1.86		(1) 16.89		(4) 5.11		(1) .49		(9) 7.40	
Gross Possible Income	(5) 307.28		(3) 319.77		(9) 174.73		(3) 296.17		(12) 258.88	
Deduct: for Vacancies & Delinq. Rents	(4) 3.12		(3) 11.98		(9) 16.71		(3) 13.49		(11) 9.97	
Actual Collections	(5) 305.14		(3) 307.79		(9) 158.02		(3) 282.68		(12) 249.13	
EXPENSES										
Janitor & Cleaning Supplies	(4) 9.32	3.5%	(3) 19.35	6.1%	(8) 3.96	2.3%	(3) 20.13	6.8%	(10) 10.02	3.6%
Electricity, Gas & Water	(5) 12.45	4.1	(3) 7.18	2.3	(9) 5.82	3.3	(3) 11.96	4.0	(11) 21.89	8.5
Fuel & Ash Removal	(2) 17.35	4.8	(3) 16.56	5.2	(2) .10	.1	(2) 17.22	5.8	(9) 16.11	5.6
Air Conditioning Power	(-) -	-	(-) -	-	(-) -	-	(-) -	-	(1) 78.78	12.2
Management & Administrative	(5) 19.19	6.3	(3) 16.12	5.0	(9) 13.76	7.9	(3) 18.37	6.2	(11) 15.67	6.1
Elevator, Doormen & Tenant Service	(-) -	-	(-) -	-	(1) 2.00	1.4	(-) -	-	(4) 6.57	2.3
Subtotal - Operating Expenses	(5) 45.79	14.9	(3) 59.21	18.6	(9) 23.77	13.6	(3) 65.85	22.2	(12) 57.97	22.4
Ext. Maintenance, Repair & Painting	(3) 10.82	3.5	(3) 7.22	2.3	(6) 4.88	2.7	(-) -	-	(5) 4.45	1.8
Tenant Space Decorating	(3) 4.08	1.4	(3) 10.63	3.3	(6) 6.92	3.9	(3) 11.41	3.9	(8) 6.55	2.7
Tenant Space Maintenance & Repair	(4) 7.44	2.8	(3) 7.59	2.4	(6) 10.54	5.9	(3) 14.51	4.9	(9) 10.67	4.1
Public Space Decorating	(1) 22.15	7.5	(2) 2.82	.9	(2) .29	.2	(-) -	-	(3) .94	.4
Public Space Maintenance & Repair	(3) 2.47	.8	(1) 1.58	.5	(5) 3.48	2.2	(3) 6.90	2.3	(1) .56	.2
Elevator Maintenance & Repair	(1) 22.22	5.7	(-) -	-	(-) -	-	(-) -	-	(-) -	-
Other Mechanical Equipment Repair	(-) -	-	(3) 6.40	2.0	(6) 2.10	1.2	(-) -	-	(7) 2.01	.7
Furnishings Maintenance & Repair	(-) -	-	(2) 2.05	.7	(3) .58	.3	(-) -	-	(2) .77	.3
Grounds Upkeep	(5) 2.30	.8	(2) 5.54	1.7	(8) 3.08	1.8	(-) -	-	(9) 2.37	.9
Subtotal - Maintenance & Repair	(5) 27.87	9.1	(3) 41.04	12.8	(9) 26.59	15.2	(3) 32.81	11.1	(12) 24.02	9.3
Cost of Extra Services	(-) -	-	(1) 12.73	3.9	(6) 1.50	.9	(-) -	-	(4) 3.30	1.2
Insurance	(5) 3.38	1.1	(3) 5.40	1.7	(8) 3.71	2.1	(2) 2.70	.9	(12) 4.20	1.6
Taxes, Fees & Permits	(5) 49.01	16.0	(3) 57.19	17.9	(8) 15.00	8.6	(2) 40.84	14.1	(12) 25.63	9.9
Grand Total - All Expenses	(5) 126.04	41.0	(3) 172.98	54.1	(9) 68.40	39.1	(3) 111.47	37.7	(12) 113.63	43.9
Net Operating Income	(5)$179.10	58.3%	(3)$134.81	42.2%	(9)$ 89.62	51.3%	(3)$171.21	57.8%	(12)$135.50	52.3%

SUMMARY 8

GARDEN TYPE BUILDINGS

Income and Operating Costs by Age Groups

(a) Per Room Per Annum
(b) Per cent of Gross Possible Income

	1946 to Date (a)	(b)	1931 to 1945 (a)	(b)	1921 to 1930 (a)	(b)	1920 or Before (a)	(b)	Total (a)	(b)
Number of Buildings	58		13		7		3		81	
Number of Rentable Rooms	23088		5622		612		374		29696	
Number of Apartments	5475		1445		215		108		7243	
INCOME										
Rents-Unfurnished Apartments	(54)$239.02		(11)$263.28		(5)$277.67		(3)$189.53		(73)$242.13	
Rents-Furnished Apartments	(7) 211.53		(2) 497.71		(3) 402.71		(1) 300.63		(13) 304.01	
Rents-Garages	(4) 11.95		(5) 7.09		(1) 10.67		(-) -		(10) 8.67	
Rents-Stores & Offices	(1) 8.65		(2) 6.69		(1) 82.86		(-) -		(4) 9.03	
Total Rental Income	(57) 240.02		(12) 289.20		(7) 319.30		(3) 203.79		(79) 247.69	
Extra Services Billed & Misc. Income	(28) 5.36		(4) 1.90		(2) 1.07		(-) -		(34) 5.21	
Gross Possible Income	(57) 244.05		(12) 289.52		(7) 319.92		(3) 203.79		(79) 251.11	
Deduct: for Vacancies & Delinq. Rents	(54) 13.31		(9) 23.34		(5) 22.79		(3) .74		(71) 14.59	
Actual Collections	(57) 231.49		(12) 268.36		(7) 300.60		(3) 203.05		(79) 237.44	
EXPENSES										
Janitor & Cleaning Supplies	(51) 9.48	4.0%	(9) 19.81	5.4%	(7) 19.61	6.1%	(3) 12.41	6.1%	(70) 10.58	4.2%
Electricity, Gas & Water	(54) 12.13	5.0	(13) 15.87	6.6	(7) 15.20	4.8	(3) 16.12	7.9	(77) 12.95	5.3
Fuel & Ash Removal	(25) 12.00	4.3	(8) 14.68	3.4	(4) 19.27	5.7	(1) 17.53	6.8	(38) 12.25	4.3
Air Conditioning Power	(2) 26.29	7.0	(-) -	-	(-) -	-	(-) -	-	(2) 26.29	7.0
Management & Administrative	(56) 15.70	6.6	(13) 16.06	6.7	(6) 22.68	7.0	(3) 20.37	10.0	(78) 15.97	6.6
Elevator, Doormen & Tenant Service	(5) 3.86	1.5	(2) 15.65	3.8	(-) -	-	(-) -	-	(7) 5.61	2.0
Subtotal - Operating Expenses	(58) 44.13	18.2	(13) 43.42	19.6	(7) 71.04	22.2	(3) 57.52	28.2	(81) 44.72	18.6
Ext. Maintenance, Repair & Painting	(34) 4.98	2.1	(11) 11.26	2.8	(3) 10.36	2.8	(3) 4.21	2.1	(51) 6.41	2.2
Tenant Space Decorating	(42) 6.97	2.9	(9) 5.89	2.1	(6) 18.31	5.7	(3) 8.73	4.3	(60) 7.13	2.9
Tenant Space Maintenance & Repair	(47) 8.19	3.5	(9) 13.64	5.7	(7) 14.61	4.6	(3) 8.17	4.0	(66) 8.92	3.8
Public Space Decorating	(13) .90	.4	(4) 7.82	2.0	(1) 18.42	6.4	(-) -	-	(18) 1.74	.7
Public Space Maintenance & Repair	(20) 2.47	1.0	(4) 4.42	1.1	(3) 6.82	2.0	(-) -	-	(27) 2.77	1.1
Elevator Maintenance & Repair	(1) 22.22	5.7	(-) -	-	(-) -	-	(-) -	-	(1) 22.22	5.7
Other Mechanical Equipment Repair	(28) 2.58	1.1	(5) 7.01	1.9	(3) 6.10	1.7	(2) 1.61	1.1	(38) 2.90	1.2
Furnishings Maintenance & Repair	(10) 1.21	.6	(4) 8.41	1.7	(2) 7.50	2.3	(1) 3.66	1.4	(17) 2.55	.7
Grounds Upkeep	(48) 3.00	1.2	(11) 4.22	1.5	(3) 8.14	2.2	(2) 3.86	2.6	(64) 3.22	1.3
Subtotal - Maintenance & Repair	(58) 23.45	9.7	(13) 30.73	16.7	(7) 46.52	14.6	(3) 25.70	12.6	(81) 25.34	10.2
Cost of Extra Services	(15) 2.63	1.2	(1) 4.02	.8	(-) -	-	(-) -	-	(16) 2.66	1.2
Insurance	(55) 4.68	1.9	(13) 9.13	1.5	(6) 4.58	1.4	(3) 1.37	.7	(77) 5.49	1.8
Taxes, Fees & Permits	(56) 33.00	13.3	(12) 30.29	11.7	(5) 37.51	11.0	(3) 25.16	12.3	(76) 32.41	13.0
Grand Total - All Expenses	(58) 104.63	43.2	(13) 113.44	44.3	(7) 141.19	44.1	(3) 109.75	53.9	(81) 107.12	43.5
Net Operating Income	(57)$127.38	52.6%	(12)$139.99	48.4%	(7)$159.41	50.0%	(3)$ 93.30	45.8%	(79)$129.27	51.8%

SUMMARY 9

SPECIAL CATEGORIES

Income and Operating Costs – Per Room Per Annum

	ELEVATOR BUILDINGS						WALK-UP BUILDINGS - UNDER 25 UNITS					
	Cooperative		FHA Financed		Others		Cooperative		FHA Financed		Others	
Number of Buildings		10		12		103		1		14		180
Number of Rentable Rooms		2783		7489		20373		14		635		8665
Number of Apartments		488		2638		6454		4		183		2476
INCOME												
Rents-Unfurnished Apartments	(-)	$ -	(11)	$384.77	(76)	$435.51	(-)	$ -	(11)	$628.65	(155)	$262.67
Rents-Furnished Apartments	(-)	-	(3)	347.55	(34)	466.18	(-)	-	(2)	721.20	(33)	364.24
Rents-Garages	(-)	-	(8)	10.15	(31)	23.67	(-)	-	(3)	27.23	(31)	10.16
Rents-Stores & Offices	(-)	-	(2)	12.71	(16)	47.30	(-)	-	(-)	-	(10)	210.85
Total Rental Income	(-)	-	(12)	391.78	(102)	458.83	(-)	-	(14)	568.43	(180)	285.26
Extra Services Billed & Misc. Income	(-)	-	(8)	11.33	(53)	9.13	(-)	-	(2)	1.15	(37)	2.09
Gross Possible Income	(-)	-	(12)	401.33	(102)	463.68	(-)	-	(14)	568.64	(180)	285.80
Deduct: for Vacancies & Delinq. Rents	(-)	-	(9)	19.46	(69)	20.95	(-)	-	(9)	47.85	(128)	14.84
Actual Collections	(-)	-	(12)	387.38	(102)	450.47	(-)	-	(14)	544.08	(180)	274.81
EXPENSES												
Janitor & Cleaning Supplies	(10)	32.03	(12)	15.10	(101)	29.24	(1)	9.64	(13)	17.36	(154)	18.28
Electricity, Gas & Water	(10)	25.70	(12)	17.65	(102)	24.94	(1)	70.64	(14)	14.82	(175)	14.37
Fuel & Ash Removal	(10)	31.87	(11)	13.07	(100)	17.53	(1)	4.07	(7)	46.46	(118)	20.62
Air Conditioning Power	(1)	8.86	(1)	11.03	(9)	6.15	(1)	-	(-)	-	(6)	3.27
Management & Administrative	(10)	26.58	(12)	45.75	(103)	29.52	(1)	44.86	(14)	40.32	(177)	18.00
Elevator, Doormen & Tenant Service	(5)	69.53	(2)	5.30	(32)	18.69	(-)	-	(-)	-	(5)	2.68
Subtotal - Operating Expenses	(10)	144.73	(12)	92.93	(103)	108.49	(1)	129.21	(14)	98.05	(180)	63.66
Ext. Maintenance, Repair & Painting	(7)	10.84	(5)	5.64	(57)	8.50	(1)	8.93	(8)	8.23	(105)	8.93
Tenant Space Decorating	(1)	4.02	(11)	10.80	(80)	17.62	(-)	-	(9)	20.86	(125)	11.95
Tenant Space Maintenance & Repair	(9)	4.79	(10)	12.39	(72)	16.63	(1)	12.57	(12)	11.99	(150)	12.26
Public Space Decorating	(9)	2.89	(3)	13.21	(25)	2.76	(-)	-	(2)	12.78	(21)	7.04
Public Space Maintenance & Repair	(3)	11.44	(5)	2.98	(50)	5.69	(1)	1.50	(3)	20.56	(82)	5.41
Elevator Maintenance & Repair	(10)	5.24	(11)	4.58	(74)	4.98	(-)	-	(1)	.23	(2)	1.12
Other Mechanical Equipment Repair	(9)	10.01	(5)	4.31	(61)	7.27	(1)	29.00	(5)	2.10	(94)	6.49
Furnishings Maintenance & Repair	(2)	.43	(3)	2.21	(47)	7.83	(-)	-	(1)	12.05	(47)	7.89
Grounds Upkeep	(5)	2.76	(9)	3.39	(54)	2.22	(-)	-	(6)	4.42	(62)	3.47
Subtotal - Maintenance & Repair	(10)	34.33	(12)	37.36	(103)	53.75	(1)	52.00	(14)	36.78	(177)	37.24
Cost of Extra Services	(3)	17.74	(5)	3.75	(25)	13.93	(-)	-	(-)	-	(18)	3.52
Insurance	(10)	9.48	(10)	7.65	(99)	7.56	(1)	53.36	(10)	17.34	(150)	6.29
Taxes, Fees & Permits	(10)	104.09	(11)	45.65	(102)	62.62	(1)	37.86	(12)	132.80	(162)	40.23
Grand Total - All Expenses	(10)	$301.14	(12)	184.21	(103)	234.81	(1)	$272.43	(14)	255.40	(180)	144.15
Net Operating Income	(-)	-	(12)	$203.17	(102)	$215.77	(-)	-	(14)	$288.68	(180)	$130.66

SUMMARY 9 continued

SPECIAL CATEGORIES

Income and Operating Costs - Per Room Per Annum

	WALK-UP BUILDINGS - 25 UNITS OR MORE			GARDEN TYPE BUILDINGS		
	Cooperative	FHA Financed	Others	Cooperative	FHA Financed	Others
Number of Buildings	2	10	114	2	33	46
Number of Rentable Rooms	304	5536	18119	2257	19153	8286
Number of Apartments	50	1500	5566	555	4388	2300
INCOME						
Rents-Unfurnished Apartments	(-) $ -	(8) $270.17	(90) $290.57	(-) $ -	(33) $218.93	(40) $299.32
Rents-Furnished Apartments	(-) -	(3) 201.59	(25) 392.02	(-) -	(3) 162.65	(10) 411.85
Rents-Garages	(-) -	(3) 17.40	(15) 13.53	(-) -	(3) 9.56	(7) 8.37
Rents-Stores & Offices	(-) -	(-) -	(13) 13.33	(-) -	(1) 8.65	(3) 9.59
Total Rental Income	(-) -	(10) 281.73	(114) 316.83	(-) -	(33) 219.03	(46) 313.95
Extra Services Billed & Misc. Income	(-) -	(7) 5.35	(43) 5.88	(-) -	(19) 5.35	(15) 4.23
Gross Possible Income	(-) -	(10) 286.60	(114) 320.10	(-) -	(33) 223.42	(46) 315.11
Deduct: for Vacancies & Delinq. Rents	(-) -	(10) 8.58	(80) 7.46	(-) -	(33) 13.46	(38) 17.86
Actual Collections	(-) -	(10) 278.02	(114) 314.04	(-) -	(33) 209.96	(46) 300.97
EXPENSES						
Janitor & Cleaning Supplies	(2) 24.08	(9) 6.12	(111) 26.82	(1) 20.72	(28) 7.56	(41) 19.60
Electricity, Gas & Water	(2) 7.92	(9) 16.74	(114) 12.18	(2) 9.96	(30) 11.73	(45) 16.61
Fuel & Ash Removal	(2) 47.70	(8) 7.43	(103) 20.37	(1) 19.93	(16) 10.56	(21) 16.58
Air Conditioning Power	(-) -	(-) -	(3) 18.82	(-) -	(1) 19.76	(1) 78.78
Management & Administrative	(2) 20.39	(10) 24.24	(114) 22.26	(2) 10.22	(32) 14.84	(44) 20.14
Elevator, Doormen & Tenant Service	(-) -	(-) -	(5) 14.25	(-) -	(4) 3.53	(3) 16.16
Subtotal - Operating Expenses	(2) 100.09	(10) 62.16	(114) 81.18	(2) 23.89	(33) 40.52	(46) 60.09
Ext. Maintenance, Repair & Painting	(2) 25.28	(9) 7.78	(73) 5.86	(2) 15.35	(24) 4.67	(25) 7.69
Tenant Space Decorating	(1) 1.08	(6) 5.77	(95) 14.15	(-) -	(27) 7.11	(33) 7.20
Tenant Space Maintenance & Repair	(1) 3.55	(9) 16.54	(86) 10.37	(-) -	(28) 8.08	(38) 11.65
Public Space Decorating	(2) 4.78	(-) -	(32) 4.46	(-) -	(9) .61	(9) 7.89
Public Space Maintenance & Repair	(-) -	(1) .51	(47) 2.49	(1) 2.94	(9) 1.02	(17) 7.11
Elevator Maintenance & Repair	(-) -	(-) -	(-) -	(-) -	(-) -	(1) 22.22
Other Mechanical Equipment Repair	(2) 7.82	(6) 6.85	(70) 6.59	(1) 3.26	(19) 2.33	(18) 6.04
Furnishings Maintenance & Repair	(-) -	(8) 1.84	(37) 8.40	(1) 8.49	(8) 1.20	(8) 5.78
Grounds Upkeep	(1) .53	(9) 3.16	(50) 2.29	(1) 12.94	(26) 2.83	(37) 3.90
Subtotal - Maintenance & Repair	(2) 41.13	(10) 37.18	(113) 37.84	(2) 24.81	(33) 23.33	(46) 30.11
Cost of Extra Services	(-) -	(6) .30	(11) 6.62	(-) -	(11) 2.32	(5) 6.90
Insurance	(2) 14.03	(10) 6.08	(110) 5.75	(2) 16.36	(32) 4.58	(43) 4.58
Taxes, Fees & Permits	(2) 62.75	(10) 31.97	(113) 47.18	(2) 29.26	(31) 27.05	(44) 45.37
Grand Total - All Expenses	(2) $218.00	(10) 137.62	(114) 173.17	(2) $ 94.32	(33) 94.89	(46) 138.88
Net Operating Ratio	(-) -	(10) $140.40	(114) $140.87	(-) -	(33) $115.07	(46) $162.09

SUMMARY 10

THREE-YEAR COMPARISON

Three Year Comparison of Income and Expense Per Room on Identical Buildings Filing Reports on Each of the Years

	ELEVATOR BUILDINGS						WALK-UP BUILDINGS - UNDER 25 UNITS					
	1958		1959		1960		1958		1959		1960	
INCOME												
Rents-Unfurnished Apartments	(28)	$318.42	(27)	$340.07	(27)	$376.39	(41)	$250.21	(45)	$254.12	(42)	$265.14
Rents-Furnished Apartments	(5)	350.46	(5)	387.86	(7)	399.30	(15)	298.16	(15)	273.22	(15)	306.29
Rents-Garages	(7)	14.27	(11)	19.09	(11)	19 82	(10)	6.62	(10)	9.58	(12)	7.67
Rents-Stores & Offices	(5)	44.45	(7)	56.81	(6)	70.81	(3)	81.66	(2)	82.63	(2)	83.42
Total Rental Income	(33)	342.25	(28)	427.05	(32)	446.76	(52)	284.67	(52)	298.88	(52)	303.32
Extra Services Billed & Misc. Income	(7)	5.89	(13)	7.86	(17)	7.42	(9)	4.13	(9)	2.68	(7)	2.32
Gross Possible Income	(33)	363.54	(29)	430.11	(32)	451.00	(52)	287.14	(52)	299.43	(52)	303.82
Deduct: for Vacancies & Delinq. Rents	(17)	10.80	(15)	24.59	(19)	23.90	(35)	13.65	(39)	8.33	(39)	13.99
Actual Collections	(33)	343.74	(29)	416.70	(32)	436.78	(52)	277.67	(52)	291.10	(52)	292.84
EXPENSES												
Janitor & Cleaning Supplies	(33)	20.84	(33)	28.83	(39)	27.71	(43)	23.42	(46)	19.89	(50)	19.51
Electricity, Gas & Water	(33)	16.84	(33)	19.51	(38)	20.42	(48)	13.41	(48)	13.70	(49)	14.61
Fuel & Ash Removal	(33)	18.65	(33)	22.90	(37)	30.72	(35)	21.04	(36)	22.27	(34)	22.87
Air Conditioning Power	(-)	-	(1)	8.04	(6)	9.14	(-)	-	(1)	5.06	(3)	5.44
Management & Administrative	(33)	25.46	(33)	28.87	(39)	34.11	(50)	16.98	(51)	17.10	(52)	17.81
Elevator, Doormen & Tenant Service	(10)	56.90	(9)	53.43	(14)	58.11	(-)	-	(1)	.10	(1)	.13
Subtotal - Operating Expenses	(33)	76.18	(33)	118.95	(39)	132.71	(52)	63.14	(52)	68.07	(52)	68.82
Ext. Maintenance, Repair & Painting	(31)	14.41	(23)	12.35	(31)	14.78	(36)	7.24	(37)	7.59	(32)	6.53
Tenant Space Decorating	(-)	-	(27)	13.87	(30)	17.86	(-)	-	(31)	11.45	(32)	12.32
Tenant Space Maintenance & Repair	(30)	13.92	(24)	14.75	(31)	11.66	(38)	14.63	(36)	11.47	(38)	18.77
Public Space Decorating	(-)	-	(10)	3.09	(17)	3.18	(-)	-	(-)	-	(3)	4.01
Public Space Maintenance & Repair	(15)	4.25	(11)	4.35	(15)	5.49	(10)	5.55	(7)	15.76	(8)	6.61
Elevator Maintenance & Repair	(-)	-	(24)	5.54	(28)	5.70	(-)	-	(-)	-	(-)	-
Other Mechanical Equipment Repair	(28)	8.68	(27)	12.02	(28)	11.39	(21)	18.46	(25)	3.08	(26)	12.75
Furnishings Maintenance & Repair	(10)	5.41	(10)	4.09	(12)	3.80	(19)	8.67	(20)	12.12	(18)	9.15
Grounds Upkeep	(14)	1.31	(12)	3.41	(17)	2.74	(7)	4.73	(15)	6.99	(20)	2.78
Subtotal - Maintenance & Repair	(37)	37.71	(33)	52.90	(39)	54.37	(52)	40.65	(52)	40.89	(49)	41.77
Cost of Extra Services	(5)	10.99	(5)	11.23	(6)	8.45	(3)	5.97	(5)	6.14	(4)	1.39
Insurance	(37)	7.17	(30)	7.41	(39)	8.26	(39)	5.36	(44)	6.50	(42)	6.29
Taxes, Fees & Permits	(37)	64.39	(32)	77.05	(39)	82.97	(47)	37.90	(52)	43.46	(47)	42.82
Grand Total - All Expenses	(37)	166.66	(33)	255.32	(39)	280.85	(52)	149.28	(52)	154.60	(52)	153.89
Net Operating Income	(33)	$169.50	(29)	$179.31	(32)	$183.38	(52)	$128.39	(52)	$136.50	(52)	$138.95

SUMMARY 10 continued

THREE-YEAR COMPARISON

Three Year Comparison of Income and Expense Per Room on Identical Buildings Filing Reports on Each of the Years

	WALK-UP BUILDINGS OVER 25 UNITS						GARDEN TYPE					
	1958		1959		1960		1958		1959		1960	
INCOME												
Rents-Unfurnished Apartments	(34)	$274.92	(36)	$275.13	(33)	$281.87	(13)	$186.76	(13)	$154.61	(13)	$192.95
Rents-Furnished Apartments	(10)	339.07	(11)	339.82	(10)	343.15	(-)	-	(4)	285.25	(2)	323.32
Rents-Garages	(9)	16.37	(9)	14.26	(7)	18.78	(4)	16.40	(2)	12.28	(1)	13.93
Rents-Stores & Offices	(5)	15.89	(7)	13.00	(5)	11.51	(2)	8.07	(1)	8.65	(1)	8.65
Total Rental Income	(43)	290.98	(43)	298.34	(43)	301.66	(13)	182.32	(14)	161.78	(13)	203.92
Extra Services Billed & Misc. Income	(25)	6.81	(25)	8.04	(22)	7.74	(6)	14.01	(7)	3.32	(8)	5.02
Gross Possible Income	(43)	304.62	(43)	305.17	(43)	307.99	(13)	197.98	(13)	205.70	(13)	208.72
Deduct: for Vacancies & Delinq. Rents	(25)	6.21	(28)	8.25	(24)	5.38	(5)	11.41	(9)	7.07	(10)	10.22
Actual Collections	(43)	300.19	(43)	299.95	(43)	303.45	(13)	176.71	(14)	158.82	(13)	198.70
EXPENSES												
Janitor & Cleaning Supplies	(43)	18.80	(43)	20.05	(45)	20.04	(13)	4.10	(13)	4.50	(11)	5.48
Electricity, Gas & Water	(44)	15.27	(44)	14.55	(45)	14.34	(14)	4.93	(15)	6.26	(14)	8.79
Fuel & Ash Removal	(44)	19.00	(43)	18.83	(44)	20.10	(9)	5.57	(10)	4.59	(8)	7.74
Air Conditioning Power	(-)	-	(1)	2.81	(-)	-	(-)	-	(-)	-	(1)	19.76
Management & Administrative	(44)	22.46	(44)	22.13	(45)	23.74	(14)	19.79	(13)	12.60	(12)	13.90
Elevator, Doormen & Tenant Service	(-)	-	(1)	1.25	(-)	-	(-)	-	(-)	-	(2)	9.93
Subtotal - Operating Expenses	(44)	77.97	(44)	75.54	(45)	78.07	(14)	29.61	(14)	27.55	(14)	30.45
Ext. Maintenance, Repair & Painting	(40)	9.54	(39)	11.32	(37)	5.24	(10)	6.17	(10)	6.78	(10)	6.59
Tenant Space Decorating	(-)	-	(38)	12.86	(37)	9.98	(-)	-	(10)	7.87	(8)	6.70
Tenant Space Maintenance & Repair	(30)	13.27	(26)	15.28	(29)	13.63	(10)	6.43	(12)	8.11	(11)	10.90
Public Space Decorating	(-)	-	(13)	1.72	(12)	3.54	(-)	-	(1)	1.58	(2)	2.82
Public Space Maintenance & Repair	(12)	1.17	(11)	1.34	(17)	1.14	(2)	4.73	(3)	3.86	(2)	.40
Elevator Maintenance & Repair	(-)	-	(1)	.06	(-)	-	(-)	-	(1)	2.98	(-)	-
Other Mechanical Equipment Repair	(29)	7.32	(29)	7.57	(31)	7.61	(6)	1.96	(5)	2.63	(6)	2.55
Furnishings Maintenance & Repair	(20)	1.75	(20)	3.15	(19)	2.36	(4)	.27	(3)	1.10	(7)	3.17
Grounds Upkeep	(20)	2.99	(21)	2.92	(24)	2.28	(10)	3.58	(10)	3.82	(9)	3.64
Subtotal - Maintenance & Repair	(44)	38.39	(44)	48.19	(45)	37.85	(14)	27.30	(15)	19.13	(14)	27.81
Cost of Extra Services	(7)	2.62	(7)	4.68	(9)	4.13	(3)	.92	(5)	.95	(3)	1.06
Insurance	(44)	5.97	(43)	4.46	(43)	4.96	(14)	9.20	(14)	3.02	(14)	6.77
Taxes, Fees & Permits	(44)	40.39	(44)	39.40	(45)	40.66	(14)	16.58	(14)	19.33	(13)	24.10
Grand Total - All Expenses	(44)	159.34	(44)	169.83	(45)	163.88	(14)	66.19	(15)	64.94	(14)	89.45
Net Operating Income	(43)	$130.85	(43)	$129.47	(43)	$141.01	(13)	$100.52	(14)	$ 90.19	(13)	$108.72

Chart of Accounts

RENT GROUP

100--TOTAL RENTS
- 110 - Unfurnished apartments
- 120 - Furnished apartments
- 130 - Garage
- 140 - Stores or shops
- 150 - Offices
- 190 - Miscellaneous

EXTRA SERVICE INCOME GROUP

200--TOTAL INCOME
- 210 - Electricity sales
- 220 - Telephone service
- 230 - Garage service
  - 232 - Gasoline sales
  - 233 - Oil sales & greasing
  - 234 - Washing & Polishing
  - 239 - Miscellaneous
- 240 - Maid service
- 250 - Window washing
- 290 - Miscellaneous service

OPERATING EXPENSE GROUP

300--TOTAL OPERATING EXPENSE (not repairs)
- 310 - Cleaning expense
  - 311 - Payroll
  - 312 - Supplies
  - 313 - Uniforms & laundry
  - 319 - Miscellaneous
- 320 - Utilities expense
  - 322 - Electricity
  - 323 - Lamps
  - 324 - Water
  - 325 - Gas
  - 329 - Miscellaneous
- 330 - Heating & air conditioning
  - 331 - Payroll
  - 332 - Fuel
  - 333 - Ash removal
  - 339 - Miscellaneous
- 340 - Management expense
  - 341 - Payroll
  - 342 - Fees
  - 343 - Leasing charges
  - 344 - Advertising
  - 345 - Legal & auditing
  - 346 - Printing & postage
  - 347 - Telephone & telegraph
  - 348 - Rent (office or mgr.'s apt.)
  - 349 - Miscellaneous
- 350 - Elevator & doorman expense
  - 351 - Payroll
  - 352 - Power
  - 353 - Uniforms & pressing
  - 359 - Miscellaneous

MAINTENANCE AND REPAIRS EXPENSE GROUP

400--MAINTENANCE AND REPAIRS EXPENSE
- 410 - General building maintenance & repairs
  - 411 - Payroll
  - 412 - Windows & doors
  - 413 - Awnings
  - 414 - Screens
  - 415 - Sheet metal work
  - 416 - Fire escapes
  - 417 - Roof
  - 418 - Masonry
  - 419 - Miscellaneous
- 420 - Tenant space, maintenance & repairs
  - 421 - Payroll
  - 422 - Walls & ceilings
  - 423 - Floors & stairs
  - 424 - Shades & rods
  - 425 - Millwork
  - 426 - Hardware
  - 429 - Miscellaneous
- 430 - Public space, maintenance & repairs
  - 431 - Payroll
  - 432 - Furniture; repairs, refinishing, etc.
  - 433 - Carpets & rugs
  - 434 - Draperies & curtains
  - 435 - Linens & laundry
  - 436 - China, glassware, silver (loss & breakage)
  - 439 - Miscellaneous
- 440 - Mechanical equipment & repairs
  - 441 - Payroll
  - 442 - Heating & air conditioning system
  - 443 - Plumbing system
  - 444 - Electric system
  - 445 - Gas stoves & piping
  - 446 - Refrigeration system
  - 447 - Elevator system
  - 448 - Garage equipment
  - 449 - Miscellaneous

EXTRA SERVICE COST GROUP

500--TOTAL COST OF EXTRA SERVICE
- 510 - Electricity resold
- 520 - Telephone service
- 530 - Garage service
  - 531 - Payroll
  - 532 - Cost of gasoline
  - 533 - Cost of oil & grease
  - 534 - Cost of washrack supplies
  - 535 - Cost of miscellaneous items
- 540 - Maid service
  - 541 - Payroll
  - 542 - Supplies
  - 543 - Uniforms & laundry
- 550 - Window washing
  - 551 - Payroll
  - 552 - Supplies
  - 553 - Uniforms & laundry
- 590 - Miscellaneous service

FIXED EXPENSE GROUP

600--TOTAL COST OF FIXED EXPENSE
- 610 - Insurance premiums
  - 611 - Fire & extended coverage ins.
  - 612 - Rental insurance
  - 613 - Owners, landlords, tenants lia. & P.D. ins.
  - 614 - Compensation insurance
  - 615 - Boiler insurance
  - 616 - Elevator insurance
  - 619 - Other insurance
- 620 - Taxes
  - 621 - Municipal & other taxes on land and building
  - 622 - Municipal & other taxes on furniture and furnishings
  - 623 - Regular assessments for use & maintenance of private drives, sewers, street lighting, etc.
- 630 - Inspection fees & permits

Chart of Accounts (continued)

DEDUCTIONS FROM NET INCOME GROUP

700--TOTAL DEDUCTIONS FROM NET INCOME
- 710 - Interest
  - 711 - Interest on 1st mortgage
  - 712 - Interest on 2nd mortgage
  - 713 - Cumulative dividends on pfd. stock
  - 714 - Interest on operating loans
- 720 - Discounts & financing charges
- 730 - Ground rent
- 740 - Losses & damage (not insured)
- 750 - Losses & damage (insured) collections on account of insurance, show in red
- 760 - Depreciation reserves
  - 761 - Building
  - 762 - Mechanical equipment
  - 763 - Furniture & furnishings

EXPENDITURES ON CAPITAL ACCOUNTS GROUP

800--TOTAL CAPITAL EXPENDITURES
- 810 - Payment on account of mortgage principal
  - 811 - 1st mortgage principal
  - 812 - 2nd mortgage principal
  - 813 - Retirement of preferred stock
- 820 - Special taxes & benefit assessments
- 830 - Original purchase of furniture & furnishings
- 840 - Original purchase of mechanical equipment
- 850 - Original cost of building additions
- 860 - Replacement purchases (charged to depreciation reserves)
  - 861 - Building
  - 862 - Mechanical equipment
  - 863 - Furniture & furnishings
- 890 - Other capital expenditures

Definition of Room Count

For the purposes of uniformity, the Committee has adopted the following method of counting the number of rentable rooms.

(1) All habitable or rentable rooms (except kitchens and dining alcoves as noted in the exceptions below) shall be located on exterior walls and have their own natural light and ventilation. Baths, porches, halls, and closets are not counted.

(2) A combined kitchen and dining space, if it shall have natural light and ventilation, space for appropriate equipment and permit simultaneous use for dining and performance of kitchen operations is counted as two rooms if the area exceeds 140 square feet, or $1\frac{1}{2}$ rooms if the area is more than 105 square feet, but counts only as one room if the area is less than 105 square feet. Kitchens having no partition separation from other rooms or which permit a view of the major portion of the equipment and working areas from adjacent rooms are counted as one-half room.

(3) Not more than one dining space, whether it be a dining room or a dining alcove, is included in the room count.

(4) If the living room and dining area do not have physical separation by a partition or room divider, they are counted as one room, unless the combined areas shall be not less than 260 square feet.

(5) Efficiency units are counted as $1\frac{1}{2}$ rooms, if they contain a living room, bath, and enclosed kitchen (minimum size 3 x 5 feet) complete with stove, sink and refrigerator; they are counted as two rooms if they have, in addition, an entrance foyer, dressing closet adequate for a chest of drawers, and separate dining space.

COMPARISON OF EXCHANGE DATA ON INCOME AND EXPENSES AND ACTUAL EXPERIENCE FOR 1958

On The Building _____
(Your Property)

Region No: _____ Principal Category _____ Age: _____ Type of Financing _____ No. of Units _____

COMPILED FROM DATA PUBLISHED BY THE INSTITUTE OF REAL ESTATE MANAGEMENT

	Averages In same Principal Category	Averages in Same Age Group	Averages in Same Financial Type	Averages in Same Categories --all Regions	Weighted Average to Compare With Your Building	Actual Average Your Bldg.
Rents Unfurnished Apts.						
Rents Furnished Apts.						
Rents Garages						
Rents Stores & Offices						
Total Rental Income						
Extra Service Income						
Gross Possible Income						
Loss Thru Vacancy						
Actual Collections						
EXPENSES						
Janitors & Cleaning						
Utilities						
Heating & Air Conditioning						
Management & Admin.						
Elev. Doormen & Tent. Serv.						
Total Operating Expenses						
Bldg. Ext. Maint. & Repair						
Tent. Maint. & Repair						
Publ. Maint. & Repair						
Mech. Equip. M. & R.						
Furnishings M. & R.						
Grounds Upkeep						
Total Maint. & Repair						
Total Cost of Extra Serv.						
Insurance						
Taxes						
Fees & Permits						
Total Fixed Expenses						
Grand Total-All Expenses						
Net Operating Income						
Percentage Net Operating Expense to Actual Collections						